



2004-2005

ONE-YEAR ACTION PLAN

FOR THE
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
HOME INVESTMENT PARTNERSHIP (HOME)
EMERGENCY SHELTER GRANT (ESG)
PROGRAMS

MAY 2004



PREPARED BY CITY OF STOCKTON
DEPARTMENT OF HOUSING AND REDEVELOPMENT
FOR INFORMATION CONTACT (209) 937-8539





CITY OF STOCKTON

OFFICE OF THE CITY MANAGER

City Hall • 425 N. El Dorado Street • Stockton, CA 95202-1997 • 209/937-8212 • Fax 209/937-7149
www.stocktongov.com

May 12, 2004

Steven Sachs, Director
Community Planning and Development
Department of Housing and Urban Development
450 Golden Gate Avenue
San Francisco, CA 94102

2004-05 ONE YEAR ACTION PLAN FOR CDBG, HOME AND ESG PROGRAMS - DUNS#040247053

Enclosed please find an original, two (2) copies and a diskette of the City of Stockton's Annual Action Plan for Program Year 2004-05.

If you have any questions regarding the Annual Plan, please contact Yvonne Quiring, Deputy Housing Director at (209) 937-8539.

MARK LEWIS, ESQUIRE
CITY MANAGER

ML/YQ:slw

Enclosures

cc: Housing and Redevelopment Department

::ODMA\GRPWISE\COS.HRD.HRD_Library:56411.1

**Application for
Federal Assistance**

**U.S. Department of Housing
and Urban Development**

DUNS #: 040247053
OMB Approval No.2501-0017 (exp. 03/31/2005)

1. Type of Submission

☐

Application

☐

Preapplication

2. Date Submitted

4. HUD Application Number

3. Date and Time Received by HUD

5. Existing Grant Number

6. Applicant Identification Number

7. Applicant's Legal Name

8. Organizational Unit

9. Address (give city, county, State, and zip code)

A. Address:

B. City:

C. County:

D. State:

E. Zip Code:

10. Name,title,telephone number,fax number, and e-mail of the person to be contacted on matters involving this application (including area codes)

A. Name:

B. Title:

C. Phone:

D. Fax:

E. E-mail:

11. Employer Identification Number (EIN) or SSN

12. Type of Applicant (enter appropriate letter in box)

13. Type of Application

☐

New

☐

Continuation

☐

Renewal

☐

Revision

If Revision, enter appropriate letters in box(es)

☐
☐

A. Increase Amount B. Decrease Amount C. Increase Duration

D. Decrease Duration E. Other (Specify)

A. State

I. University or College

B. County

J. Indian Tribe

C. Municipal

K. Tribally Designated Housing Entity (TDHE)

D. Township

L. Individual

E. Interstate

M. Profit Organization

F. Intermunicipal

N. Non-profit

G. Special District

O. Public Housing Authority

H. Independent School District

P. Other (Specify)

14. Name of Federal Agency

U.S. Department of Housing and Urban Development

15. Catalog of Federal Domestic Assistance (CFDA) Number

14 ---

Title:

Component Title:

16. Descriptive Title of Applicant's Program

17. Areas affected by Program (boroughs, cities, counties, States, Indian Reservation, etc.)

18a. Proposed Program start date

18b. Proposed Program end date

19a. Congressional Districts of Applicant

19b. Congressional Districts of Program

20. Estimated Funding: **Applicant must complete the Funding Matrix on Page 2.**

21. Is Application subject to review by State Executive Order 12372 Process?

A. Yes

This preapplication/application was made available to the State Executive Order 12372 Process for review on: Date _____

B. No

Program is not covered by E.O. 12372

Program has not been selected by State for review.

22. Is the Applicant delinquent on any Federal debt?

☐

No

☐

Yes If "Yes," explain below or attach an explanation.

Funding Matrix

The applicant must provide the funding matrix shown below, listing each program for which HUD funding is being requested, and complete the certifications.

Grant Program*	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income	Total
CDBG	5,022,000.00						7,586,123.00	1,045,459.00	13,653,582.00
									0.00
									0.00
									0.00
									0.00
Grand Totals	5,022,000.00	0.00	0.00	0.00	0.00	0.00	7,586,123.00	1,045,459.00	13,653,582.00


* For FHIPs, show both initiative and component

Certifications

I certify, to the best of my knowledge and belief, that no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all sub awards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly.

Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage of the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

This application incorporates the Assurances and Certifications (HUD-424B) attached to this application or renews and incorporates for the funding you are seeking the Assurances and Certifications currently on file with HUD. To the best of my knowledge and belief, all information in this application is true and correct and constitutes material representation of fact upon which HUD may rely in awarding the agreement.

23. Signature of Authorized Official 	Name (printed)	MARK LEWIS
Title	CITY MANAGER	Date (mm/dd/yyyy) 04/29/04

**Application for
Federal Assistance**

**U.S. Department of Housing
and Urban Development**

DUNS #: 040247053
OMB Approval No.2501-0017 (exp. 03/31/2005)

1. Type of Submission

☐

Application

☐

Preapplication

2. Date Submitted

4. HUD Application Number

3. Date and Time Received by HUD

5. Existing Grant Number

6. Applicant Identification Number

7. Applicant's Legal Name

8. Organizational Unit

9. Address (give city, county, State, and zip code)

A. Address:

B. City:

C. County:

D. State:

E. Zip Code:

10. Name,title,telephone number,fax number, and e-mail of the person to be contacted on matters involving this application (including area codes)

A. Name:

B. Title:

C. Phone:

D. Fax:

E. E-mail:

11. Employer Identification Number (EIN) or SSN

12. Type of Applicant (enter appropriate letter in box)

13. Type of Application

☐

New

☐

Continuation

☐

Renewal

☐

Revision

If Revision, enter appropriate letters in box(es)

☐
☐

A. Increase Amount B. Decrease Amount C. Increase Duration

D. Decrease Duration E. Other (Specify)

A. State

I. University or College

B. County

J. Indian Tribe

C. Municipal

K. Tribally Designated Housing Entity (TDHE)

D. Township

L. Individual

E. Interstate

M. Profit Organization

F. Intermunicipal

N. Non-profit

G. Special District

O. Public Housing Authority

H. Independent School District

P. Other (Specify)

14. Name of Federal Agency

U.S. Department of Housing and Urban Development

15. Catalog of Federal Domestic Assistance (CFDA) Number

14 ---

Title:

Component Title:

16. Descriptive Title of Applicant's Program

17. Areas affected by Program (boroughs, cities, counties, States, Indian Reservation, etc.)

18a. Proposed Program start date

18b. Proposed Program end date

19a. Congressional Districts of Applicant

19b. Congressional Districts of Program

20. Estimated Funding: **Applicant must complete the Funding Matrix on Page 2.**

21. Is Application subject to review by State Executive Order 12372 Process?

A. Yes

☐

This preapplication/application was made available to the State Executive Order 12372 Process for review on: Date _____

B. No

☐

Program is not covered by E.O. 12372

☐

Program has not been selected by State for review.

22. Is the Applicant delinquent on any Federal debt?

☐

No

☐

Yes If "Yes," explain below or attach an explanation.

Funding Matrix

The applicant must provide the funding matrix shown below, listing each program for which HUD funding is being requested, and complete the certifications.

Grant Program*	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income	Total
ESG	186,592.00								186,592.00
									0.00
									0.00
									0.00
									0.00
Grand Totals	186,592.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	186,592.00


* For FHIPs, show both initiative and component

Certifications

I certify, to the best of my knowledge and belief, that no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all sub awards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly.

Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage of the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

This application incorporates the Assurances and Certifications (HUD-424B) attached to this application or renews and incorporates for the funding you are seeking the Assurances and Certifications currently on file with HUD. To the best of my knowledge and belief, all information in this application is true and correct and constitutes material representation of fact upon which HUD may rely in awarding the agreement.

23. Signature of Authorized Official 		Name (printed)	MARK LEWIS
Title		Date (mm/dd/yyyy)	
CITY MANAGER		04/29/04	

**Application for
Federal Assistance**

**U.S. Department of Housing
and Urban Development**

DUNS #: 040247053
OMB Approval No.2501-0017 (exp. 03/31/2005)

1. Type of Submission

☐

Application

☐

Preapplication

2. Date Submitted

4. HUD Application Number

3. Date and Time Received by HUD

5. Existing Grant Number

6. Applicant Identification Number

7. Applicant's Legal Name

8. Organizational Unit

9. Address (give city, county, State, and zip code)

A. Address:

B. City:

C. County:

D. State:

E. Zip Code:

10. Name,title,telephone number,fax number, and e-mail of the person to be contacted on matters involving this application (including area codes)

A. Name:

B. Title:

C. Phone:

D. Fax:

E. E-mail:

11. Employer Identification Number (EIN) or SSN

12. Type of Applicant (enter appropriate letter in box)

13. Type of Application

☐

New

☐

Continuation

☐

Renewal

☐

Revision

If Revision, enter appropriate letters in box(es)

☐
☐

A. Increase Amount B. Decrease Amount C. Increase Duration

D. Decrease Duration E. Other (Specify)

A. State

I. University or College

B. County

J. Indian Tribe

C. Municipal

K. Tribally Designated Housing Entity (TDHE)

D. Township

L. Individual

E. Interstate

M. Profit Organization

F. Intermunicipal

N. Non-profit

G. Special District

O. Public Housing Authority

H. Independent School District

P. Other (Specify)

14. Name of Federal Agency

U.S. Department of Housing and Urban Development

15. Catalog of Federal Domestic Assistance (CFDA) Number

14 ---

Title:

Component Title:

16. Descriptive Title of Applicant's Program

17. Areas affected by Program (boroughs, cities, counties, States, Indian Reservation, etc.)

18a. Proposed Program start date

18b. Proposed Program end date

19a. Congressional Districts of Applicant

19b. Congressional Districts of Program

20. Estimated Funding: **Applicant must complete the Funding Matrix on Page 2.**

21. Is Application subject to review by State Executive Order 12372 Process?

A. Yes

This preapplication/application was made available to the State Executive Order 12372 Process for review on: Date _____

B. No

Program is not covered by E.O. 12372

Program has not been selected by State for review.

22. Is the Applicant delinquent on any Federal debt?

☐

No

☐

Yes If "Yes," explain below or attach an explanation.

Funding Matrix

The applicant must provide the funding matrix shown below, listing each program for which HUD funding is being requested, and complete the certifications.

Grant Program*	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income	Total
Grand Totals									

* For FHIPs, show both initiative and component

Certifications

I certify, to the best of my knowledge and belief, that no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all sub awards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly.

Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage of the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

This application incorporates the Assurances and Certifications (HUD-424B) attached to this application or renews and incorporates for the funding you are seeking the Assurances and Certifications currently on file with HUD. To the best of my knowledge and belief, all information in this application is true and correct and constitutes material representation of fact upon which HUD may rely in awarding the agreement.

23. Signature of Authorized Official
ORIGINAL SIGNED BY

Name (printed)

Title

Date (mm/dd/yyyy)

**Application for
Federal Assistance**

**U.S. Department of Housing
and Urban Development**

DUNS #: 040247053
OMB Approval No.2501-0017 (exp. 03/31/2005)

1. Type of Submission

☐

Application

☐

Preapplication

2. Date Submitted

4. HUD Application Number

3. Date and Time Received by HUD

5. Existing Grant Number

6. Applicant Identification Number

7. Applicant's Legal Name

8. Organizational Unit

9. Address (give city, county, State, and zip code)

A. Address:

B. City:

C. County:

D. State:

E. Zip Code:

10. Name,title,telephone number,fax number, and e-mail of the person to be contacted on matters involving this application (including area codes)

A. Name:

B. Title:

C. Phone:

D. Fax:

E. E-mail:

11. Employer Identification Number (EIN) or SSN

12. Type of Applicant (enter appropriate letter in box)

13. Type of Application

☐

New

☐

Continuation

☐

Renewal

☐

Revision

If Revision, enter appropriate letters in box(es)

☐
☐

A. Increase Amount B. Decrease Amount C. Increase Duration

D. Decrease Duration E. Other (Specify)

A. State

I. University or College

B. County

J. Indian Tribe

C. Municipal

K. Tribally Designated Housing Entity (TDHE)

D. Township

L. Individual

E. Interstate

M. Profit Organization

F. Intermunicipal

N. Non-profit

G. Special District

O. Public Housing Authority

H. Independent School District

P. Other (Specify)

14. Name of Federal Agency

U.S. Department of Housing and Urban Development

15. Catalog of Federal Domestic Assistance (CFDA) Number

14 ---

Title:

Component Title:

16. Descriptive Title of Applicant's Program

17. Areas affected by Program (boroughs, cities, counties, States, Indian Reservation, etc.)

18a. Proposed Program start date

18b. Proposed Program end date

19a. Congressional Districts of Applicant

19b. Congressional Districts of Program

20. Estimated Funding: **Applicant must complete the Funding Matrix on Page 2.**

21. Is Application subject to review by State Executive Order 12372 Process?

A. Yes

This preapplication/application was made available to the State Executive Order 12372 Process for review on: Date _____

B. No

Program is not covered by E.O. 12372

Program has not been selected by State for review.

22. Is the Applicant delinquent on any Federal debt?

☐

No

☐

Yes If "Yes," explain below or attach an explanation.

Funding Matrix

The applicant must provide the funding matrix shown below, listing each program for which HUD funding is being requested, and complete the certifications.

Grant Program*	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income	Total
ADDI**	88,447.00								88,447.00
ADDI***	104,370.00								104,370.00
									0.00
									0.00
									0.00
Grand Totals	192,817.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	192,817.00

* For FHIPs, show both initiative and component

** ADDI funds allocated for FY 2003-04

*** ADDI funds allocated for FY 2004-05

Certifications

I certify, to the best of my knowledge and belief, that no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all sub awards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly.

Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage of the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

This application incorporates the Assurances and Certifications (HUD-424B) attached to this application or renews and incorporates for the funding you are seeking the Assurances and Certifications currently on file with HUD. To the best of my knowledge and belief, all information in this application is true and correct and constitutes material representation of fact upon which HUD may rely in awarding the agreement.

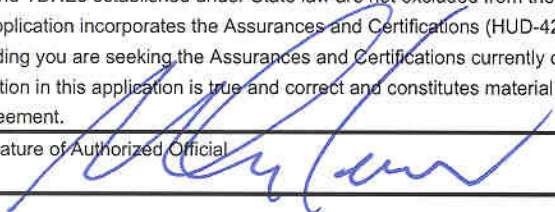
23. Signature of Authorized Official 		Name (printed)	MARK LEWIS
Title		Date (mm/dd/yyyy)	
CITY MANAGER		04/29/04	

TABLE OF CONTENTS

Form 424

CDBG	i
ESG	iii
HOME.....	v
Introduction	1
Consolidated Plan	2
Institutional Structure and Coordination.....	4
Community Profile	4
Housing and Community Development Needs	5
Housing Needs	5
Homeless Needs	7
Public and Assisted Housing Needs	7
Barriers to Affordable Housing	9
Non-Housing Community Development Needs	10
Economic Development Needs.....	11
Summary of Housing and Community Development Strategic Plan Priorities	12
Housing Strategies and Priorities.....	12
Renter Housing	13
Owner Housing and Buyer Assistance	13
Special Populations.....	14
Homeless	14
Community Development Strategies and Priorities.....	15
Special Needs Population Facilities	15
Economic Development	15
Public Improvements.....	16
One-Year Action Plan.....	17
Summary of Sources and Uses	17
CDBG	17
HOME	18
ESG	20
Summary of Other Resources	21
Federal.....	21
State	22
Local	23
Private.....	24
Other Actions.....	24
Affordable Housing Program.....	24
Housing Assistance Program Requirements	28
American Dream Downpayment Initiative	31

Public Housing Improvements/Resident Initiatives	31
Impediments to Fair Housing	34
Anti-Poverty Strategy	36
Homeless Prevention Activities.....	36
CDBG Neighborhood Revitalization Areas	37
Redevelopment Areas	39
Lead-Based paint Hazard	41
Monitoring Program	42
Grantee Monitoring	42
Timeliness of Expenditures.....	42
Subrecipient Monitoring	43
Impediments to Accessibility	48
Appendices	49
Appendix A: Certifications	49
Appendix B: Citizen Participation	50
Appendix C: Listing of Proposed Projects	51
Appendix D: Maps.....	55

INTRODUCTION

This document serves as the City of Stockton's Consolidated Plan Submission of the 2004-05 One-Year Action Plan for the uses of the Community Development Block Grant (CDBG), HOME Investment Partnership (HOME) and Emergency Shelter Grant (ESG) Program funds. The Action Plan describes how the City will address the priority needs and specific objectives identified in the Five-Year strategy of the City of Stockton's 2000-2005 Consolidated Plan. The One-Year Action Plan is a component of the Consolidated Plan that is updated annually to reflect resource allocation changes.

The planning process for the development of this One-Year Action Plan began on November 2, 2003, with published notices and a direct mailing to agencies and interested groups providing notification that the City was accepting applications for CDBG, HOME and ESG programs through January 5, 2004. This Notice of Funding Availability (NOFA), in combination with a Needs Assessment Hearing held on November 17, 2003, allowed agencies and interested citizens the opportunity to express concerns and community needs. The public hearing announcement and the list of the agencies and interested citizens invited to participate in the development of the Action Plan are included in Appendix B of this document.

The Needs Assessment Hearing was held with Housing and Redevelopment staff and the City Council-appointed Community Development Committee (CDC) in attendance. The CDC is an advisory body comprised of representatives from different neighborhoods throughout the City, as well as the community at large, and is responsible for identifying community needs and recommending to the City Council program priorities that address those needs.

The purpose of this first hearing was to allow agencies and interested citizens an opportunity to comment on and to identify local housing and community development needs. This input was then used to assist the City of Stockton in developing its One-Year Action Plan for CDBG, HOME and ESG funds. The comments received from the Needs Assessment Hearing are attached in Appendix B of this document.

Following the application submission period, seventeen funding requests were received and reviewed by staff and members of the CDC. Applications were reviewed for compliance with appropriate Federal regulations, Council-adopted local community development objectives, and consistency with the priorities and objectives contained in the 2000-2005 Consolidated Plan. In addition, each application was assessed for project readiness, financial leverage and other relevant concerns. A total of 5 public meetings were held with City staff and CDC members to review the applications, which resulted in recommendations to the Council on the use of funds.

A summary of the proposed uses of CDBG, HOME and ESG funds recommended by staff and the CDC was published in THE RECORD on March 16, 2004. This public notice marked the start of a 30-day public comment period. In addition, the public

notice advised the general public of three locations that the proposed 2004-2005 One-Year Action Plan was available for their review. The draft One-Year Action Plan was then discussed at a public hearing held on March 30, 2004.

After the close of the comment period, the Council considered all comments received. The One-Year Action Plan was reviewed for final consideration by the Stockton City Council on April 27, 2004 and then adopted in final form as contained herein for submission to the U.S. Department of Housing and Urban Development (HUD). No written comments on the Draft One-Year Plan were received during the 30 day public comment period. Copies of the public hearing announcements are included in Appendix B of this document.

CONSOLIDATED PLAN

In order to receive its annual CDBG, ESG, and HOME grants, the City of Stockton must develop and submit to the HUD its Consolidated Plan. This plan is the City's comprehensive planning document and application for the three programs.

In the Consolidated Plan, the City identified its goals for these programs, which also serve as the criteria against which HUD will evaluate the City's performance in carrying out its goals. The Consolidated Plan promotes a comprehensive approach to local decisions by requiring cities to pull together all local parties interested in community development to help identify the needs of the community and formulate strategies for addressing those needs.

The concept behind the Consolidated Plan is to:

- Enable a community to view its HUD programs not as isolated tools to solve narrow functional problems, but rather as an invitation to embrace a comprehensive vision of housing and community development.
- Create a comprehensive vision which includes affordable housing, adequate infrastructure, fair housing, protection of the environment, enhancement of civic design, and vigorous economic growth coordinated with human development.
- Enable communities to apply this comprehensive approach in helping the homeless in a continuum of care, a comprehensive system for moving individuals and families from homeless to permanent housing.
- Reduce the amount of unnecessary paperwork and enable HUD to work creatively with local governments to provide a forum for planning an integrated approach.
- Improve program accountability and support results-oriented management by establishing clear priority needs and goals; providing more timely and readable

information on needs, goals, and proposed projects to citizens; providing measurable indicators of progress; and reporting on progress against these measures.

- Facilitate “bottom up” planning by creating a planning process which renews commitment and generates new citizen involvement.
- Ensure that the needs and resources of public housing authorities are included in a comprehensive planning effort to revitalize distressed neighborhoods and help low-income residents locally.
- Integrate efforts to identify and take measures to overcome impediments to fair housing, which is an integral part of the comprehensive planning efforts. The programs covered by the Consolidated Plan all have in common the characteristic that expenditures must primarily benefit extremely low (0 to 30 percent of median), very low (31 percent to 50 percent of median), and low-income (51 percent to 80 percent of median) persons and households. In addition, they are intended to meet the following three federal statutory objectives:
 1. The programs are to provide decent housing. Included within this broad goal are the following: assist homeless people to obtain affordable housing; retain the affordable housing stock, increase the availability of permanent housing that is affordable to low-income persons without discrimination; and increase supportive housing that includes structural features and services to enable persons with special needs to live in dignity.
 2. The programs are to provide a suitable living environment. This includes improving the safety and livability of neighborhoods; increasing access to quality facilities and services; reducing the isolation of income groups within areas by deconcentrating housing opportunities and revitalizing deteriorating neighborhoods; restoring and preserving natural and physical features of special value for historic, architectural or aesthetic reason; and conserving energy resources.
 3. The programs are to expand economic opportunities, within this goal are creating jobs accessible to low-income persons; providing access to credit for community development that promotes long-term economic and social viability; and empowering low-income persons to achieve self-sufficiency in federally-assisted and public housing. Each of these goals must primarily benefit low-income persons.

Institutional Structure and Coordination

Federal regulations require recipients to establish a common program year and identify a single lead agency to prepare and submit the Plan. The City of Stockton operates on the fiscal year commencing on July 1st and ending on June 30th of the following calendar year. The Stockton City Council has adopted this One-Year Action Plan in light of the goals and objectives adopted in the 2000-2005 Consolidated Plan. The task of preparing this Plan is assigned to the City of Stockton's Housing and Redevelopment Department (HRD). The department addresses the various housing needs and strategies of the City of Stockton and administers the City's CDBG, HOME and ESG Programs. It also functions as a program and services delivery unit to help address the community's needs for decent housing, a suitable living environment, and sustained economic health from both a residential and commercial/industrial perspective.

HRD has been in contact with an extensive network of governmental and non-profit agencies in preparation for the writing of this plan. Notices of funding availability were mailed out to many governmental agencies, non-profit groups and interested citizens. City and County staff shared with each other any information they developed which might be useful to the other agency in the development of their perspective plans.

The delivery and financing of affordable housing involves organizations and participants from public agencies, businesses and private institutions, non-profits and community based organizations. The roles and responsibilities of the participants will vary depending on the project, the required resources, leadership, levels of commitment, capacity, productivity and understanding of the issue. The Housing and Redevelopment Department plans to continue working with the various organizations as it implements the provisions of the 2004-05 One-Year Action Plan and 2000-2005 Consolidated Plan.

COMMUNITY PROFILE

The City of Stockton, a dynamic community with a population of 261,300, is located in California's fertile San Joaquin Valley and offers a unique blend of rural and urban qualities. The busy inland port is the entrance to the San Joaquin Delta, a series of waterways and agricultural islands leading to the San Francisco Bay. Stockton is the county seat and financial center of San Joaquin County.

Historically, Stockton's population growth has been moderate. According to the 2000 Census, the City of Stockton housed 243,771 residents. This represents a one-year increase of 1.1 percent and a 19.0 percent increase since the 1990 Census.

A key factor in growth has been the surge in the number of Bay Area workers who are searching for affordable housing in Stockton. By comparison, the median home price in Stockton is approximately half that of the Bay Area. Given the wide disparity in home prices, Bay Area workers are increasingly moving to Stockton and commuting several

hours each day to their Bay Area jobs. This growth level could rise if other communities respond to the growing influx of commuters by imposing growth control measures.

In the 2000 Census, minorities comprised 47.4 percent of the City's 78,556 households. Of the 37,207 minority households, 26.1 percent were Hispanic; 15.5 percent were Asian/Pacific Islander; 11.7 percent were Black; 1.1 percent were American Indian, Eskimo, or Aleutian; and 14,708 or 18.7 percent were classified as other.

Unemployment rate trends within San Joaquin County generally paralleled state trends from 1990 to 2004, though they were consistently several percentage points higher than the state at large. San Joaquin County's unemployment rate in January 2004 was 11.2 percent and the 2004 median household income for the Stockton MSA is \$55,100. Agriculture, which produces high unemployment seasons during the year, is a significant factor influencing the local unemployment rate and household income of residents. Local leaders recognize the need to attract new industries into the area that will create new jobs and to assist residents in attaining the training needed to assume those jobs. Projections indicate the greatest potential for growth is in the services and retail trade sectors given area resources and the local workforce.

HOUSING AND COMMUNITY DEVELOPMENT NEEDS

The housing and community development needs of the City of Stockton are individually outlined below.

Housing Needs

The trends and magnitudes of housing needs are anticipated to increase over the next five years. Between 1990 and 2000 the City of Stockton's population increased by 19 percent. During the same period the City experienced a 13.2 percent increase in housing units. In 2000, the City of Stockton had 82,042 housing units, compared with 72,525 units reported in the 1990 Census. This increase represents annexation growth to the City as well as net housing increase within the City boundary (in-fill). Projections, supplied by the San Joaquin Council of Governments (COG), indicate that by 2020 over 57,420 new housing units will need to be built within the City of Stockton. This represents 68 percent growth or an annualized growth rate of 2.24 percent between the years 1995 and 2020.

The building trend within the city has been aimed at single-family housing units; however, recently there has been a slight resurgence in the construction of market rate multi-family units by private developers. This is most likely attributable to rising rent levels and increased demand for rental housing. Despite this recent trend, it is anticipated that future construction of rental units, especially affordable units, will lag behind the demand for this type of housing. The opportunity for providing multiple-family units is also restricted due to plans for low-density residential uses in much of Stockton's incorporated land. Multi-family housing accounted for only 3.24 percent of

construction permits in the county during 2003, compared with a statewide figure of 28.87 percent.

Rental units account for 48.2 percent of all occupied housing in Stockton according to the 2002 American Community Survey by the U.S. Census Bureau, which is larger than the state's average of 43 percent. Stockton also has the highest percentage of rental units of any city in San Joaquin County. One in every three rental units is part of a multi-family complex. The influx of Bay Area residents seeking cheaper housing in Stockton has triggered an appreciation in rental rates, increasing 26 percent between 1999 and 2001, an average of 8.7 percent per year.

In addition to the high demand, some owners of single-family rental units have been cashing in on the appreciation in property values by selling them to owner-occupants, further depleting the supply of units.

The influence of Bay Area workers seeking housing has also affected the local single-family ownership market. According to sales data, the median selling price of a Stockton home in February 2004 was \$255,000, up from \$225,000 a year earlier, which is a 13 percent increase. In the last five years, the median home price has increased by over 120 percent.

These increases have effectively priced most lower-income households, earning less than 80 percent of median income, out of the homebuying market. Even with the myriad of favorable financing products available to first-time buyers, the maximum home price a lower-income household can afford considerably lower than the median home price.

The 1990 Census indicated that there are a number of older housing units which would benefit from rehabilitation within the City. In 1990 about 8,240 units in Stockton (11.4 percent of the housing stock) had rehabilitation needs. Of this total, 2,966 units (4.1 percent of the housing stock) are not considered suitable for rehabilitation due to their current state of disrepair.

Fortunately, Stockton has sufficient sites available for housing and contains approximately 21,083 potential housing units, according to the Stockton General Plan Housing Element. Infrastructure plans for these areas have also been developed. The annual absorption rate is projected out another 13 to 18 years.

In an effort to promote housing preservation and private rehabilitation, the City has focused its efforts and financial resources in selected neighborhoods. Infrastructure improvements, housing code enforcement, short-term fee deferrals, and subsidized housing rehabilitation have all been part of this effort. In the future, housing programs will be available city-wide in an effort to better serve the community needs and to respond to changes in market conditions.

The City recognizes the need for more affordable housing units and has accordingly given it the highest priority in its five-year strategy. Funds continue to be allocated for new multi-family housing construction and the rehabilitation of the current housing stock.

Homeless Needs

Due to the general difficulties associated with obtaining reliable information on the homeless population, Stockton has relied on projections made from the last comprehensive study completed in 1987, updates from the 1999 Continuum of Care report, and yearly informal updates conducted by Central Valley Low Income Housing.

Reports indicate the number of homeless persons in San Joaquin County as of June 2003 as approximately 2,591, with 80 to 90 percent of the county's homeless residing in Stockton. Shelters provide 1,038 beds, indicating a need for additional shelter for the homeless people of Stockton. St. Mary's Interfaith Dining Room provides a hot meal to approximately 650 people a day, an estimated 250,000 meals a year.

Public and Assisted Housing Needs

The Housing Authority of the County of San Joaquin owns and operates all public housing within San Joaquin County. There are currently 1,181 families residing in the Housing Authority's public housing developments. There are a total of 1,075 public units located in 10 developments on five sites in three cities within the County. Twenty percent of the residents are elderly, 17 percent disabled, and 63 percent are families. The Housing Authority's over-housed/under-housed reports indicate that the greatest need is for 1, 2, and 3-bedroom units. The average annual income for all Housing Authority-assisted families is \$12,060 and the three most common sources of income, in order, are TANF, Wages, and SSI.

Currently, the Housing Authority provides Housing Choice Voucher (HCV) assistance to 5,090 low-income families, a 23 percent increase from 2003. Participants are housed throughout San Joaquin County, however, the majority live in the City of Stockton.

The Housing Authority's waiting lists for the public housing and HCV programs are a good measure of demand for housing particularly in the extremely low-income category. Both the public housing and HCV programs are fully leased.

The breakdown of recipient needs is summarized in the following tables.

TABLE 1

San Joaquin Housing Authority Housing Choice Voucher Program Waiting List		
BR Size	Applicants	% of Total
0	291	2.72
1	2,699	25.26
2	4,815	45.06
3	2,104	19.69
4	604	5.65
5 or more	172	1.62
TOTAL	10,685	100.00%

There are 10,685 families on the HCV waiting list. The HCV waiting list has decreased by 22 percent or 3,017 applicants over the last year.

TABLE 2

San Joaquin Housing Authority Public Housing Program Waiting List		
BR Size	Applicants	% of Total
0	267	2.41%
1	2,981	26.91%
2	4,974	44.90%
3	2,157	19.47%
4	526	4.75%
5 or more	172	1.56%
TOTAL	11,077	100.00%

There are 11,077 families on the Public Housing waiting list. The Public Housing waiting list has increased by 50 percent or 3,705 applicants over the last year.

The unit most in demand by far, is the 2-bedroom unit. Two bedroom units are generally assigned to families composed of two to four people, which the City of Stockton's Consolidated Plan defines as a small, related household.

Barriers to Affordable Housing

Barriers to affordable housing include:

- Low-density residential zoning that tends to restrict opportunities for multi-family development;
- Current local development code restrictions discourage higher density and infill development. These local restrictions include open space, parking, and set-back requirements, as well as density limits. The City intends to look at this issue to facilitate increased development of high density and infill housing units;
- The high cost of development fees (including school fees);
- Federal income tax laws that provide a disincentive to private multi-family housing development;
- Restrictive Uniform Building Code requirements over minimum safe housing standards set by HUD which can increase the cost of housing rehabilitation;
- Neighborhood opposition to affordable housing units that exist in certain areas;
- Lack of financing for multi-family rental units. Equity financing through the generation of Low-Income Housing Tax Credits (federal and state 9 percent credits) is the primary financing mechanism for these type of affordable housing developments. The high demand for this preferred source of funds has necessitated an allocation formula that tries to ensure fairness, but at the same time penalizes certain geographical regions, such as Stockton;
- Affordable housing is not equitably distributed between California cities. The State does not ensure that local jurisdictions share in the responsibility of housing production. To the extent that cities are allowed to ignore their responsibilities to produce their fair share of affordable units, it places burdens on neighboring cities within the region. In November of 2003 the Department of Housing and Community Development estimated that up to 30 percent of California's 476 cities were avoiding their low-income housing requirements.
- Recent changes in State prevailing wage laws that subject many types of affordable housing to the application of State prevailing wages has increased

construction costs. The law could reduce the number of affordable housing projects being developed due to the rising labor costs pricing most units out of reach to low and moderate income residents. Construction and rehabilitation of privately owned residential projects are exempt from the prevailing wage requirements but multi-family housing is still affected;

- Market forces that drive up rental rates and the price of ownership housing units. Due to the relatively lower housing prices in the Stockton area, households are migrating to Stockton from other areas. These households often continue to commute and work in higher paying job markets. Such migration has resulted in an increased demand for housing, specifically for high-end housing. The increased demand has made it more difficult for lower income households; and,
- Other regulatory requirements - Recent regulations regarding Lead Based Paint detection, testing, removal and abatement as well as Section 106 Historic Preservation requirements for the rehabilitation of older homes/buildings have added another financial burden in providing affordable housing to low-income residents. These additional requirements often drive up the costs of rehabilitation such that it is difficult for the low-income homeowner to afford. The total number of rehabilitation projects that the City can support is reduced because these projects cannot be accomplished without heavy government subsidies. Besides the extra costs, additional time is often required to complete the work as well as relocate the household while the work is in progress.

Non-Housing Community Development Needs

As indicated in the City of Stockton's Five-Year Consolidated Plan, high priority has been given to the improvement and construction of public facilities. Many of the area's providers of social and supportive services to the homeless and low-income persons operate from some of the city's oldest and deteriorating buildings. These organizations are also experiencing an increase in need for their services and the current facilities are not always sufficient in capacity. In order to ensure continued public access to the buildings and the services they contain, the City must assist these organizations with the construction and rehabilitation of the public facilities with CDBG funds. These service providers are non-profit organizations which do not have the excess operational funds needed to repair and keep the buildings safe. Similarly, the area's homeless and emergency shelter providers do not have the funds to expand the capacity of their buildings to meet the increasing numbers of clients.

Also included in this section of non-housing community development needs is the need for street and underground infrastructure improvements in the oldest neighborhoods of the City. The installation and repair of curb, gutter and sidewalks in the City's CDBG Target Neighborhoods remains a high priority in the City's Five-Year Plan. Funds for public facilities and infrastructure improvements have once again been allocated in the 2004-05 Action Plan.

Economic Development Needs

The 2003 average annual unemployment rate for San Joaquin County was 10.1 percent compared to 6.7 percent for the state as a whole. As mentioned previously, the unemployment rate for Stockton is consistently several percentage points greater than that of the state at large. A key factor is the predominance of seasonal high unemployment in the agricultural industry.

The median family income in Stockton fell below the State of California average in 1980, and has remained in that position. The U.S. Department of Housing and Urban Development (HUD) reports the 2004 median family income for the Stockton MSA as \$55,100. Low-income households are federally defined using this MSA median income.

The City of Stockton is faced with a number of economic problems that result in decreased tax revenues. Some large organizations have restructured in order to minimize the loss of profits; have downsized their operations; and/or have relocated outside the area which has eliminated employment opportunities for Stockton residents. There is a significant need for additional economic development and jobs in Stockton, particularly for low- and moderate-income persons.

The goals of the City's economic development program are to create jobs, assist and retain businesses, generate revenues to the City and provide a variety of retail, commercial, industrial and office services to the community. The decline of financial resources in both the public and private sectors has increased the reliance on leveraging CDBG program funds with private monies, and other federal, state, and local funding. This requires a partnership between the public sector and the private sector with government providing incentives to spur business investment in the City, which will stimulate job creation and retention.

The Stockton/San Joaquin Enterprise Zone received final designation by the State of California on June 22, 1993. A map depicting the Enterprise Zone is included in Appendix D of this document. The State of California has designated a limited number of Enterprise Zones throughout the state to encourage business growth. The City will utilize the Community Development Block Grant (CDBG) Program to support the community's economic development for businesses located within the Enterprise Zone. This translates into cost savings that can substantially reduce business operating costs and time-saving programs within each of the following areas:

- Tax Credit Incentives
- Employee Recruitment and Training Assistance
- Financing Opportunities
- Local Development Savings

SUMMARY OF HOUSING AND COMMUNITY DEVELOPMENT STRATEGIC PLAN AND PRIORITIES

Housing Strategies/Priorities

In the 2000-2005 Consolidated Plan, the City of Stockton established a list of three housing strategies for renter, owner and homeless populations and Five-Year goals for each of these strategies. The City operates its various housing programs based on these strategies. The City of Stockton is now beginning the fifth year of its 2000-2005 Consolidated Plan. Since the goals were established, the housing market has changed substantially. Increasing costs of housing rehabilitation and construction projects has reduced the number of units which can be completed each year. The Five-Year housing goals have been modified to reflect the conditions of the current housing market. IN the upcoming year, the City of Stockton expects to complete 83 low and moderate income housing units.

Multi-family affordable housing projects are requiring larger public subsidies to achieve affordability. These resources are in high demand. Because of geographical set-asides, projects in the Stockton area are less likely to be awarded Low-Income Housing Tax Credits, which is the primary source of funding for multi-family units. In addition, it is a priority of the City of Stockton to build low-income housing projects where they are most needed, such as in the CDBG Target Neighborhoods and Safe Neighborhoods. The need for low income housing is greatest in these target areas but development in these areas often involves obstacles such as clean-up of toxic chemicals, acquisition of land, relocation, and historic-preservation requirements. This kind of infill development in low-income areas tends to increase the time and money required to put an affordable housing project together. In the next few years, revenue generated from the new Redevelopment Project Areas is expected to provide more funds for low-income housing in these target areas. The City of Stockton is currently assisting a number of multi-family housing projects; some of which should be complete during the next fiscal year.

The costs for the rehabilitation of single family homes have risen significantly. Stockton has a number of older homes in low-income neighborhoods where property owners do not have the excess income needed to properly maintain their property. Consequently, the homes can require major assistance to rehabilitate. The rising costs of rehabilitation may also be combined with historic and lead based paint considerations. The result is that fewer units are assisted.

The increase in the median housing price in Stockton has created a substantial gap between the cost of buying a home and the amount a low-income household can afford. The current homebuyer assistance subsidies offered by the City of Stockton are not enough to close this gap. A smaller number of households can qualify for homebuyer assistance. The City of Stockton has revamped its homebuyer programs and the changes were adopted by Council with an effective date of July 1, 2004.

In the 2000-2005 Consolidated Plan, the housing strategies were prioritized to serve as a guide for the allocation of resources. Within each strategy, the types of activities were also prioritized. Below are the City's housing priorities and activities for renter, owner, and homeless populations followed by the modified annual housing goals.

A. Renter Housing (SH-1)

Priority: Large and Small Families with Special Emphasis on Extremely Low, Very Low and Low-Income Households.

- High Priority Activities:
 - Housing Rehabilitation/Code Enforcement (Targeted)
 - Housing Rehabilitation/Code Enforcement (Voluntary-Citywide)
 - Housing Site Acquisition
 - Safe Stockton Program
 - New Housing Construction
- Medium Priority Activities:
 - Demolition of Substandard Housing Units
 - Affordable Housing Fee Deferral Program

As a result of the reevaluation of the housing programs and the housing market, the City plans to use CDBG and HOME to:

- Rehabilitate or construct 20 affordable single and multi-family rental housing units during the 2004-05 fiscal year.
- Rehabilitate 20 housing units rented by low income households.

Priority: Elderly with Special Emphasis on Extremely Low, Very Low, and Low-Income Households.

- High Priority Activities:
 - Housing Rehabilitation/Code Enforcement (Targeted)
 - Safe Stockton Program
- Medium Priority Activities:
 - Housing Rehabilitation/Code Enforcement (Voluntary-Citywide)
 - Housing Site Acquisition
 - Demolition of Substandard Housing Units
 - Affordable Housing Fee Deferral Program
- Low Priority Activities:
 - New Housing Construction

B. Owner Housing and Buyer Assistance (SH-2)

Priority: Emphasis on Extremely Low, Very Low, and Low-Income Households

- High Priority Activities
 - Housing Rehabilitation/Code Enforcement (Targeted)
 - Safe Stockton Program
 - New Housing Construction
 - Rehabilitation of the Existing Housing Stock
- Medium Priority Activities:
 - Housing Site Acquisition
 - Demolition of Substandard Housing Units
 - Affordable Housing Fee Deferral Program
 - Homebuyer Assistance Program
 - Lease-to-Own Program

Annual goals for owner housing are to use CDBG and HOME funds to:

- Rehabilitate 25 and construct 2 owner occupied housing units; and,
- Assist 10 homebuyers with downpayment or closing costs.

C. Special Populations (SH-3)

During the 2004-05 fiscal year, use CDBG and HOME to:

- Rehabilitate or construct 6 affordable housing units for special populations, consisting of Elderly, Frail Elderly, Mentally Ill, Physically Disabled, Developmentally Disabled, Persons with Substance Abuse Problems, and Persons Diagnosed with AIDS and Related Diseases.

D. Homeless Programs

Priority: Emphasis on Families and Need for Transitional and Permanent Housing

- High Priority Activities:
 - Continuation of Ongoing Shelter Programs
 - Acquisition/Rehabilitation of Transitional Housing Facilities
- Medium Priority/Activities:
 - Acquisition/Rehabilitation or Construction of Shelter Facilities

Five-year goals are to provide ESG funds to assist homeless and emergency shelters meet maintenance and operation expenses; to provide 5,250 homeless persons with housing and services per year; to provide 281,000 meals to homeless per year; and to provide 12 households per year with one-time rental assistance to prevent homelessness.

In addition to allocating funds toward these five-year goals, the City is also an active partner in a Shelter Plus Care Program with San Joaquin County to

provide special supportive housing for persons with disabilities and for the homeless. City staff met on a regular basis with staff of other local agencies to identify local issues and discuss appropriate programming of services for homeless persons and those individuals with special needs.

Community Development Strategies/Priorities

In the 2000-2005 Consolidated Plan, the community development strategies were prioritized to serve as a guide for the allocation of resources. Below are the City's community development strategies and priorities.

A. Special Needs Population Facilities (CD-1)

Five-year goals to allocate CDBG funds to assist in the acquisition, construction or renovation of facilities that provides services, including shelter, food, clothing, and counseling to the homeless, victims of domestic/child abuse, and runaway teenagers. The City has assisted six facilities with eight improvement projects so far during the five-year planning period (2000-2005). During 2004-05, CDBG funds will be used to assist four additional public facility improvements.

B. Economic Development (CD-3)

- High Priority Activities
 - Chamber of Commerce Small Business Incubator Program
 - Small Business Development Center Consulting Program
 - Economic Development/Commercial Rehabilitation Loan and Grant Program
 - Downtown Financial Incentive Program
 - Expansion of Redevelopment Project Areas
 - Section 108 Loan Program for Economic Development
 - Enterprise Zone

Five-year goals to rehabilitate and assist privately owned, existing commercial businesses in addressing code violations and exterior improvements within targeted areas of the Midtown, South Stockton, and West End Redevelopment Project Areas. Approximately 10 businesses will be assisted with commercial rehabilitations during the 2004-05 fiscal year. Throughout the 2000-2005 Consolidated Plan period, the City will use CDBG funds to provide micro-enterprise assistance to create, retain and expand 50 jobs within new and existing small businesses. As well CDBG funds will be used to assist 5 businesses by eliminating the costs of building permits and associated public facilities fees for their development in the West End Redevelopment Project area. Funds will be provided for the rehabilitation or reuse of an existing downtown building that has been vacant.

C. Public Improvement Programs/Priorities (CD-2)

Infrastructure deterioration has direct impact on the appearance and quality of properties and overall neighborhood vitality. The lack of/or poor condition of public improvements such as curbs, gutters, sidewalks, storm drains, and sanitary sewers can speed up the deterioration of a neighborhood. Property owners may not be willing to invest money in making housing improvements if the area lacks adequate storm drains or if there are no sidewalks and pedestrians have to walk in the street. The City of Stockton has addressed these concerns with the development of a list of proposed public improvement projects for Fiscal Year 2004-2005 as described in the table below.

TABLE 3
PROPOSED CAPITAL IMPROVEMENT PROJECTS (2004-05)
CITY OF STOCKTON

PROJECT TITLE	PROJECTED PROJECTS	
Gleason Park Infrastructure Improvements	Street, curb, gutter, and sidewalk infrastructure improvements to occur in the Gleason Park Neighborhood; Park bounded by Sonora Street to the north, American Street to the east, Church Street to the south and California Street to the west.	\$305,000
Taft Area Infrastructure Improvements	Curb, gutter, sidewalk, and storm drain along O'Dell Avenue from Walker Slough to Clayton Avenue.	\$687,000
Van Buskirk Community Center	Expansion of the Van Buskirk Community Center including construction of a gymnasium, restrooms, weight room, and fire sprinklers.	\$200,000
TOTAL:	\$1,192,000	

The City of Stockton has prioritized its capital improvement projects. Those projects with the highest priority have been scheduled for construction first.

ONE-YEAR ACTION PLAN 2004-2005

Summary of Sources and Uses of Funds

The One-Year Action Plan for this 2004-2005 program year illustrates the various programs, listings of projects and descriptions that will be implemented and funded under the CDBG, HOME and ESG federal programs. Tables 4, 5, and 6 illustrate the projected sources and uses of funds.

Comments regarding the 2004-05 Action Plan can be sent to:

City of Stockton
Housing & Redevelopment Department
22 East Weber Avenue, Room 350
Stockton, CA 95202
Attention: Kimberly Trammel

Community Development Block Grant (CDBG) Program

Title I of the Housing and Community Development Act of 1974 (Public Law 93-383) created the Community Development Block Grant (CDBG) Program. Re-authorized in 1990 as part of the Cranston-Gonzalez National Affordable Housing Act, local communities can use the resources of the CDBG Program to develop flexible, locally designed community development strategies to address the program's national objectives of:

1. Providing benefits to low and moderate income persons;
2. Eliminating slums and blight; and
3. Meeting an urgent community need.

Within the framework of these national objectives, the City of Stockton has also established the following local community development objectives:

1. Housing and neighborhood preservation including new housing opportunities;
2. Economic development through job retention and creation activities;
3. Public facilities and improvements limited to the support of objectives 1 and 2;
4. Elimination of blight and blighting elements limited to the support of objectives 1 and 2; and
5. Special programs offering significant community benefit and in direct support of objectives 1 and 2.

The 2004-05 Action Plan is based in part on the 2004 CDBG entitlement of \$5,022,000 and projected program income as shown in Table 4, page 19. In addition, the Proposed Project Tables in Appendix C describe each proposed activity and the specific objectives that each addresses. Maps depicting the location of all CDBG sub-recipients have been included in Appendix D of this document. The city-wide map displaying

minority and low-income population concentrations as well as the location of this year's CDBG sub-recipients demonstrates the City's priorities for allocating investment to those areas with residents of greatest need.

HOME Investment Partnership (HOME)

The HOME Investment Partnership Program was incorporated in the Cranston-Gonzalez National Affordable Housing Act of 1990 and provides funding which can be used for housing rehabilitation, new construction, and/or acquisition of affordable housing for tenant-based rental assistance.

The preservation of the existing housing stock as well as the enhancement of home ownership opportunities for renters was identified as a high priority in the Consolidated Planning Document. To meet these needs, the City intends to allocate its 2004-05 HOME entitlement of \$2,353,529 and its projected program income as shown in Table 5, page 20, which contains a summary of the sources and uses of funds. Beginning in the 2004-05 fiscal year, the City will receive \$88,447 in fiscal year 2003 funds and \$104,370 in fiscal year 2004 funds as part of the American Dream Downpayment Initiative. These funds will be allocated as part of the HOME Program.

The HOME funds have been allocated to correspond with the City of Stockton's priorities for housing, which is to gradually increase the number of safe and sanitary affordable housing units in the community. As indicated in the Proposed Project Tables in Appendix C, the City will utilize its Rental Housing Program, Multi-Family Housing Loan Program, CHDO Set-Aside Loan Pool, Housing Rehabilitation Program, Housing Assistance Program (HAP), American Dream Downpayment Program and Housing Reconstruction Program to meet the identified priority housing needs.

The City's match obligation is \$259,171, which is based on the city being identified as a financially distressed participating jurisdiction. As a result of this financial distress, 12.5 percent of the City's annual HOME entitlement, less administrative costs and CHDO operating expense funds, must be in the form of local matching funds. The City's match obligation is being met through the use of Redevelopment Agency Low/Mod funds, the market value of donated real property, and other local revenue funds.

The City of Stockton will meet the 15 percent CHDO set aside by reserving \$353,029 of the HOME allocation for housing development activities.

TABLE 4

NEW ALLOCATIONS FOR FY 2004-05	CDBG
SOURCES OF FUNDS	
New Entitlement	\$5,022,000
Program Income	\$1,015,459
Sharps Lane Villa Program Income	\$30,000
Reprogrammed Funds	\$3,085,644
Carryover Projects	\$4,500,479
Total Sources	\$13,653,582
USES OF FUNDS	
Administrative Support	
General Administration/Oversite (8120)	\$1,171,109
Program Delivery Costs	
Code Enforcement/Environmental Assistance (8121)	\$963,723
Housing & Econ Dev Program Operation (8124)	\$1,376,525
Technical Assistance in Target Neighborhoods	\$212,063
Housing and Neighborhood Revitalization	
Emergency Repair Fund	\$300,000
Neighborhood Improvement Funds (eg ACT Area)	\$250,000
Housing Programs	
Housing Project Funds	\$1,000,000
Housing Loan Pool	\$1,242,022
Sub-Recipient Assistance	
San Joaquin Fair Housing	\$135,262
Boys & Girls Club of Stockton	\$60,000
Child Abuse Prevention Council	\$565,612
Delta Health Care	\$48,134
Ebenezer Economic Development Corporation	\$60,854
Greater Stockton Chamber Incubator Program	\$78,400
Greater Stockton Emergency Food Bank	\$3,500
Second Harvest Food Bank	\$20,000
Cold Weather Shelter	\$25,000
<i>Sub-recipients Underway (Incubator, SBDC, Ebenezer)</i>	<i>\$197,190</i>
Economic Development Program	
Facade Loan/Emergency Grant/Rehabilitation Loan Pool & Downtown Incentive Program	\$400,000
Debt Service	
Section 108 Loan Repayment	\$1,076,398
Loan Foreclosure	\$362,336
Capital Improvement Program	
Taft Improvement Phase IV - O'Dell Avenue	\$687,000
Gleason Area - Sonora Street	\$305,000
Van Buskirk Community Center	\$200,000
Alley Abandonment	\$25,000
<i>Public Improvements Underway</i>	
<i>Taft Area Projects Underway</i>	<i>\$228,738</i>
<i>Gleason Neighborhood Projects Underway</i>	<i>\$1,520,904</i>
<i>Van Buskirk Community Center</i>	<i>\$428,571</i>
<i>Gleason Park Reconstruction Underway</i>	<i>\$710,241</i>
Total Uses	\$13,653,582

TABLE 5

NEW ALLOCATIONS FOR FY 2004-05	HOME
SOURCES OF FUNDS	
New Entitlement	\$2,353,529
Program Income	\$1,342,718
Reprogrammed Funds	\$3,854,117
American Dream Downpayment Initiative 2003-04	\$88,447
American Dream Downpayment Initiative 2004-05	\$104,370
Total Sources	\$7,743,181
USES OF FUNDS	
Administrative Support	
General Administration/Oversite (8120)	\$368,614
Program Delivery Costs	
Housing & Econ Dev Program Operation (8124)	\$430,780
CHDO Set-Aside	\$353,029
<i>CHDO Set-Aside Carryover</i>	<i>\$407,579</i>
Housing and Neighborhood Revitalization	
Homebuyer Assistance Program (HAP)	\$800,000
American Dream Downpayment Program	\$192,817
Housing Loan Pool	\$5,190,362
Total Uses	\$7,743,181

Emergency Shelter Grant (ESG)

The ESG Program is part of the McKinney Program administered by HUD. The purpose of the ESG Program is to help improve the quality of existing emergency shelters for the homeless, to help make available additional emergency shelters, to help meet the costs of operating emergency shelters and to provide certain essential social services to homeless individuals. The ESG Program allows these persons to have access not only to safe and sanitary shelter, but also to supportive services and other kinds of assistance they need to improve their situations. The program is also intended to restrict the increase of homelessness through the funding of prevention programs.

The 2004-05 One-Year Action Plan is based on the 2004 ESG entitlement of \$186,592 as shown in Table 6, page 21. The Proposed Project Tables in Appendix C elaborate on the funded activities and the priority needs each activity will address. A map depicting the locations of all ESG sub-recipients is included in Appendix D of this document.

All of the homeless providers listed on Table 6 certified to the City that all funds received through the ESG Program will be matched with supplemental funds. Sources of matching funds will include private donations and grants including United Way funds, state funds, funding from various county programs, and revenue earned by the shelters through thrift shops and other investments. The six shelters' sources of match funds total over \$2.7 million.

TABLE 6

NEW ALLOCATIONS FOR FY 2004-05	ESG
SOURCES OF FUNDS	
New Entitlement	\$186,592
Total Sources	\$186,592
USES OF FUNDS	
Sub-Recipient Assistance	
Center for Positive Prevention Alternatives	\$6,510
Gospel Center Rescue Mission	\$18,376
Haven of Peace	\$25,726
Stockton Shelter for Homeles	\$51,452
St. Mary's	\$55,126
Womens Center	\$29,402
Total Uses	\$186,592

SUMMARY OF RESOURCES

In addition to the use of CDBG, HOME and ESG funds, the City of Stockton in partnership with other housing organizations expects to utilize several other funding sources to implement its housing and community development programs. The following federal, state, local and private resources will supplement the City's on-going programs:

Federal Resources

- **Section 108 Loan Program/Brownfields Economic Development Initiative (BEDI) and Economic Development Initiative (EDI).** The U.S. Department of Housing and Urban Development (HUD) provides local CDBG entitlement communities the ability to borrow funds secured by future CDBG funding allocations in order to undertake large scale economic development activities that might not otherwise be financially feasible.

Since 1998, the City of Stockton has received two Section 108 loans totaling \$13 million; one \$1 million EDI grant and one \$500,000 BEDI grant to undertake various downtown economic development projects including a 16-screen cinema (City Centre Cinemas), public plaza (Dean DeCarli Waterfront Square), historic theatre renovation (Fox California Bob Hope Theatre) and a multi-family affordable housing project (Mercy California Housing Project). In addition, the City has received three Special EDI grants associated with two historic renovation projects: the Fox California Bob Hope Theatre and Hotel Stockton. While the City Centre Cinemas and Dean DeCarli Waterfront Square Projects have been completed, work continues on the Mercy California Housing Project, Fox California Bob Hope Theatre and Hotel Stockton Projects – most of which will be completed during the 2004 calendar year.

In July 2003, the City applied for an additional \$2 million in BEDI grant funds and \$12.5 million in Section 108 loan funds. In October 2003, the City received

notification from HUD that it had been awarded the \$2 million BEDI grant. The City is awaiting notification of its Section 108 application. If awarded, both funding sources will assist with additional economic development efforts in the downtown and surrounding areas including public facilities and new retail, office and commercial development. It is anticipated that these projects will generate over 600 new jobs.

- **Shelter Plus Care Program** – This program is designed to provide housing and supportive services on a long term basis for homeless persons with disabilities, primarily those with serious mental illnesses, chronic problems with alcohol and/or drugs, AIDS or related diseases who are living in places not intended for human habitation or in emergency shelters. San Joaquin County is the lead agency under the Stockton/San Joaquin County Homeless Consortium in applying for these funds.
- **Section 8 Rental Voucher Program** – The Federal Government assists very-low income families with rental assistance payments, which are made to private owners who lease their units to assisted families. This program is administered by the Housing Authority of the County of San Joaquin.
- **Urban Parks and Recreation Recovery (UPARR) Program** – The Urban Park and Recreation Act of 1978 established a grant program to help physically and economically distressed urban areas improve recreation opportunities for their residents through rehabilitation of existing deteriorated recreation facilities. In 2002, the City of Stockton applied and was successful in receiving a \$1 Million grant for the Edna Gleason Park Reconstruction Project. The grant will cover a portion of the total project costs to reconstruct Edna Gleason Park in the CDBG Gleason Park Neighborhood Target Area.

State Resources

- **Low Income Housing Tax Credit (LIHTC) Programs** – The LIHTC programs, which are administered through the State Treasurer's Office, create additional affordable rental housing units for low-income persons, through encouragement of private capital investment. The program provides a federal tax credit to owners of low-income rental housing that may be claimed annually over a 10-year period. A companion state tax credit may be claimed over a 4-year period as a supplement to the federal credit. Eligible activities include new construction and rehabilitation of low-income units. Applications are competitively ranked for reservations of credits in each cycle.
- **Tax Exempt Bond Program** – Administered through the State Treasurer's Office, this program provides proceeds through the issue of private activity bonds for the development of affordable housing. Bond proceeds can be combined with 4 percent Low Income Housing Tax Credits to create favorable financing.

- **Housing Enabled by Local Partnership (HELP) Program** – Administered by the California Housing Finance Agency, this program established a revolving loan fund to assist rental owners, homeowners and non-profit developers with financing for rental unit rehabilitation, owner occupied housing rehabilitation, and/or acquisition. The City's first \$500,000 grant will be exhausted in Fiscal Year 2003-04. The City has entered into an agreement for a second HELP grant of \$550,000, to continue augmenting the operation of the City's homebuyer assistance loan program and other affordable housing projects. Staff has made those funds available to local residents and housing developers on a competitive basis as individual applications are submitted.
- **Proposition 46 Housing Bond** – On November 5, 2002, California voters passed a bond measure authorizing the state to sell \$21 Billion in general obligation funds in order to fund shelters for battered women; clean and safe housing for low-income senior citizens; emergency shelters for homeless families with children; housing with social services for homeless and mentally ill; repairs/accessibility improvements to apartments for families and handicapped citizens; military veteran homeownership assistance; and security improvements/repairs to existing emergency shelters. In February of 2003, the State began to make this bond money available for eligible activities through a variety of programs. Since then, City projects have utilized State Proposition 46 funds from the Multi-Family Housing Program (MHP), Emergency Housing Assistance Program (EHAP), and CalHome Program.
- **CalHome Program** – Administered by the State of California Department of Housing & Community Development, this program provides funds for loans to first-time homebuyers for down payment assistance and loans to owner-occupants for rehabilitation. On August 2, 2001, the City entered into an agreement with the State of California to receive a \$500,000 loan which was utilized for homebuyers' assistance and single family rehabilitation. The balance of this allocation was expended in Fiscal Year 2003-04. The California Department of Housing and Community Development sent notification on February 4, 2004 that an allocation of \$500,000 in 2003 CalHome Program funds has been reserved for the City of Stockton. Staff will continue to make these funds available to local residents and housing developers on a competitive basis as individual applications are submitted.

Local Resources

- **Stockton Redevelopment Agency** – The Redevelopment Agency utilizes Tax Increment funds from the Redevelopment Project Areas in the development of affordable housing. Twenty percent of all tax increment funds must be dedicated specifically to low and moderate-income housing. Eligible uses of these funds range from pre-development loans, site acquisition, and long-term financing of newly constructed or rehabilitated single and multi-family units. In July 2002, the City Council approved and adopted both the Midtown and South Stockton Redevelopment Project Areas. Combined these new Redevelopment Project Areas will generate approximately \$2.5 million in housing-set-aside-funds during their first

five-years of existence. An additional \$10.2 million will be set aside for economic development and infrastructure improvements in the Redevelopment Areas.

- **City of Stockton Fee Deferral Program** – The City of Stockton provides deferral of Development Impact Fees associated with the construction of new housing. Qualified fees may be carried as a lien on the property until the sale of the house to a qualified low-income buyer.
- **Lease-To-Own Program** – The City of Stockton, through a joint powers authority made up of California cities, offers long-term financing for new or resale homes where a qualified homebuyer enters into a three-year lease with an option to purchase. After three years, the lease payments are applied towards down payment and closing costs for the purchase. The program is compatible with the FHA 203K Program for existing homes that need repairs.

Private Resources

- **Affordable Housing Program (AHP)** – AHP was created under the Financial Institutions Reform, Recovery and Enforcement Act (FIRREA) of 1989 to encourage federally chartered or insured financial institutions to increase their participation in community revitalization and development lending. The intent of the AHP is to provide funds to qualified affordable housing projects that would not meet customary lending criteria.

OTHER ACTIONS

Affordable Housing Programs

The City anticipates utilizing HOME and CDBG funds in FY 2004-05 to meet the Consolidated Plan objectives of providing increased affordable housing opportunities to low-income persons.

Over the past year, work has been done to improve the City's various housing programs to fit the changing needs of the community. The modifications are designed to allow more qualified people to utilize the programs. For example, instead of being restricted to specific geographic areas, people can now choose homes citywide; the amount of money available for a downpayment has been increased and the program includes a portion for closing costs; programs include a forgivable loan/grant in addition to the loan amount; and other changes designed to increase participation.

The proposed changes were presented to the CDC for review on March 11, 2004. The public was given the opportunity to comment at a public hearing before the City Council on March 30, 2004. The revisions as presented below were approved on April 27, 2004 by the City Council. The Revised Housing Programs will become effective July 1, 2004.

1. Emergency Repair Program (up to \$10,000)

Purpose: Make needed repairs to the homes of homeowners who do not wish to take out a full rehabilitation loan or who otherwise do not qualify for the regular Housing Rehabilitation program.

Type of Repairs: Interior and exterior repairs (including, but not limited to roof, water heater, plumbing, electrical, sewer, outside repairs, etc) that are of an urgent need.

Terms: Grant for Seniors (age 60+) and people with special needs (as defined by HUD). No interest, forgivable loan for everyone else. Proceeds would be due at time of sale or change in title if occurring within seven years of funding. After seven years, the lien would be forgiven if title has not changed. Available city-wide.

Funding: CDBG, CALHOME

2. Housing Rehabilitation Program (up to \$5,000 grant/forgivable loan, plus rehabilitation loan)

Purpose: This is a layered program to encourage housing rehabilitation. It consists of a grant/forgivable loan portion combined with a repayable loan portion.

Type of repairs: Substantial interior and exterior repairs to bring the property to Section 8 Housing Standards.

Terms: Grant for Seniors (age 60+) as well as people with special needs (as defined by HUD). No interest, forgivable loan for all others. Proceeds would be due at time of sale or change in title if person has lived in home for 7 years or less. Maximum grant/forgivable loan amount is \$5,000. The rehabilitation amount of the loan would be subject to underwriting guidelines and have a fixed interest rate of up to 3 percent. Some portion of the grant/forgivable loan could be used to write down the underwriting ratios. Unpaid funds will be due on sale or transfer of title. Loan is assumable by qualified low-income buyers or heirs. Available city-wide.

Funding: HOME, CALHOME or HELP

3. Housing Assistance Program (up to \$50,000 for a down payment of which \$5,000 can be used for closing costs and up to \$50,000 for repairs)

Purpose: To assist low-income residents with the purchase of a home and any necessary rehabilitation. With the increase in housing prices, low-income residents are limited to choices in the low end of the housing stock. Typically, homes in the affordable price range require repairs to bring them to Section 8 Housing Standards.

Type of activity/repairs:

- Up to \$5,000 available for use towards down payment, closing costs, interest rate buy down, or prepayment of PMI - in any combination.
- Up to an additional \$45,000 available for use towards down payment.
- Up to an additional \$50,000 available for use towards rehabilitation of the home to Section 8 Housing Standards.

Terms: Buyer must purchase two years of home warranty insurance. If the low-income owner remains in the house for 7 years, the \$5,000 in closing costs will be forgiven. The down payment deferred loan is zero percent and the rehabilitation portion would be based on a fixed interest rate of up to 3 percent and deferred for 30 years. A balloon payment of the entire principal and interest balance plus five percent of the net proceeds would become due and payable at the end of 30 years or upon sale, transfer of title, or death of the owner (except for right of survivorship of joint tenant). Available city-wide.

Minimum City Residency of 1 year required.

Funding: HOME, ADDI, CALHOME

4. Housing Reconstruct Program (up to \$5,000 grant/forgivable loan, plus a loan to build the house)

Purpose: This is an adjunct to the housing rehabilitation program. Sometimes it is not economically feasible to rehabilitate the house. For example in cases where the repair costs are prohibitive or exceed the cost of new construction.

Type of construction: Rebuild home on site.

Terms: Grant for Seniors (age 60+) as well as people with special needs (as defined by HUD). No interest, forgivable loan for all others. Proceeds would be due at time of sale or change in title if person has lived in home for 7 years or less. Maximum grant/forgivable loan amount is \$5,000. The rehabilitation amount of the loan would be subject to underwriting guidelines and have a fixed

interest rate of up to 3 percent. Some portion of the grant/forgivable loan could be used to write down the underwriting ratios. Unpaid funds will be due on sale or transfer of title. Loan is assumable by qualified low-income buyers or heirs. Available city-wide.

Funding: HOME, CALHOME or HELP

5. Rental Housing Program (minimum loan of \$1,000 per unit, not to exceed a subsidy of \$25,000 per unit and \$250,000 per project).

Purpose: Make needed repairs for rental properties. HUD-mandated rent, occupancy and affordability requirements apply to units.

Type of Repairs: Interior and exterior repairs (including, but not limited to roof, water heater, plumbing, electrical, sewer, outside repairs, etc) up to Section 8 Housing Standards.

Terms: No interest loan for 30 years (first payment can be deferred for one year and amortized over the life of the loan); Loan to Value Ratio cannot exceed 90%; Income to Debt Ratio cannot exceed 105%, conform to HUD guidelines for affordability periods; proceeds would be due at time of sale or change in title; funds can be used for hard and soft costs for rehabilitation, site improvement, security upgrades, and energy efficiencies. Funds cannot be used for developer fees or owner's labor. Work must be performed by licensed contractor(s). Available only in Target areas and Safe Neighborhoods (See Appendix D).

Funding: HOME/CDBG

6. Neighborhood Improvement Funds (up to \$5,000 grant/forgivable loan, and up to \$10,000 grant/forgivable loan if funds are matched by homeowner)

Purpose: Assist homeowners in Target and Action Team Areas and Safe Neighborhoods to make needed repairs because of code violations; or for use by qualified people who do not wish to take out a full (large) rehabilitation loan or who otherwise do not qualify for the regular Housing Rehabilitation program.

Type of Repairs: Interior and exterior repairs (including, but not limited to roof, water heater, plumbing, electrical, sewer, outside repairs, etc).

Terms: Grant for Seniors (age 60+), for long-term area residents (5 plus years) and for people with special needs (as defined by HUD). No interest, forgivable loan for all others. An additional amount, up to a maximum of \$5,000, is available on a dollar-for-dollar match by the homeowner. For example, if the qualified person was able to provide \$2,000 of their own money, the City would match the amount with an additional \$2,000, for a total City contribution of \$7,000. This example would cover repairs totaling \$9,000, including the

homeowner's contribution. Proceeds would be due at time of sale or change in title if person has lived in home for 7 years or less. Maximum grant/forgivable loan amount is \$5,000. Available only in Target and Action Team Areas and Safe Neighborhoods.

Funding: CDBG, CALHOME

The City will continue to offer the multi-family rehabilitation program to eligible property owners. This program has been streamlined to provide greater latitude in structuring financing terms to meet the financial needs of the borrowers. This program focuses on needs of the CDBG Target Neighborhoods, Safe Stockton and Project Pride areas. Maps outlining the CDBG Target Neighborhoods and the Safe Stockton Neighborhoods are included in Appendix D of this document. This is a comprehensive program to revitalize neighborhoods through code enforcement and housing revitalization.

The City's affordable housing goals are also being supported and carried out with the use of low and moderate income housing set aside funds generated through the City's Redevelopment Agency efforts to further rehabilitate the housing stock. The City will also continue to undertake a local housing assistance program wherein building and impact fees may be deferred and financed for qualified affordable housing projects during the period of construction. These projects are financed at zero percent interest providing that the project meets income and rent qualifying criteria for the residents.

In the development of the 2000-2005 Consolidated Plan, the City of Stockton carefully assessed the factors preventing low-income households from obtaining a home and found the following barriers to homeownership:

- Insufficient Funds for Down Payment and Closing Costs;
- High Monthly Carrying Costs;
- Credit Problems.

These barriers have proven in the past to deter lower-income households from purchasing housing. A survey compiled by the National Association of Home Builders indicated less than thirty percent of homes in San Joaquin County could be afforded by a household with the county's median income. With the shortage of affordable single family housing and continued population growth, this is an ongoing problem.

Housing Assistance Program (HAP) Requirements

With modifications to the City's Housing Programs, the Housing Assistance Program guidelines are in the process of being revised. The HAP requirements described below are subject to change with the finalization of the new guidelines which will take effect July 1, 2004. The primary objectives of the City of Stockton's HAP are as follows:

- Stimulate the in-fill development of new housing and the acquisition and rehabilitation of existing housing through gap financing; and

- Gradually increase the number of safe and sanitary affordable housing units in the community.

The HAP has been modified in order to meet the changing needs of the community, and to potentially serve more people. This strategy focuses primarily on the needs highlighted in the Consolidated Plan. Through creative financing methods, the initial affordability of these homes can be assisted.

- HAP Guidelines:

Eligible Participants – The program is available to any qualified low-income homebuyer, which is defined as follows:

- ✓ Annual gross income that does not exceed 80 percent of the median income for the area, adjusted for family size, as established by HUD pursuant to the HOME Program (24 CFR, Part 92).
- ✓ Must be able to qualify for a primary first mortgage loan from a private lending institution.
- ✓ Must have acceptable credit.
- ✓ Must have completed an acceptable homebuyer training course.
- ✓ Must be a resident of Stockton for a minimum of one year.

These qualifications will only be applicable to the initial homebuyer. Subsequent buyers will not be required to meet these same qualifications.

Eligible Properties – Properties must be either single-family housing or a condominium. The City will operate and make its HAP available to buyers of either existing homes or newly constructed homes located within the City limits. If necessary, priority may be given to those properties with three or more bedroom units that accommodate large families. Eligible properties must also:

- ✓ Serve as the purchaser's principal residence;
- ✓ Have an initial purchase price, or in the case of acquisition and rehabilitation of existing homes, an after-rehabilitation value that does not exceed 95 percent of the median purchase price for the same type of single family house in the City of Stockton as determined by HUD;
- ✓ Meet the HUD Section 8 Housing Quality Standards and HUD Lead-Based Paint regulations; and

Loan Terms – The maximum second mortgage loan available for use in purchasing a newly constructed home or the purchase of an existing resale home is \$50,000. Buyers wishing to purchase resale homes may borrow up to an additional \$50,000 to be used for property improvements and rehabilitation. HAP

loans shall be provided interest free (0% interest). Repayment of loan principal shall be deferred for thirty (30) years.

The homebuyer shall be responsible for arranging for primary financing from a private lender. All private lender first mortgage loans must be for a thirty-year term with a fixed rate. No negative amortization, short-term loans, or adjustable rate loans with balloon payments will be permitted.

Restrictions – City of Stockton's Housing Assistance Program requires that units assisted with HOME funds must remain affordable to initial low-income purchasers based upon the amount of HOME funds provided for the property. In order to ensure compliance with this affordability period, recapture will be incorporated into each property's Promissory Note. In order to satisfy these restrictions, the City will recapture the HOME subsidy and any accrued interest upon the sale or transfer of the property at any time during the affordability period. The City will reinvest these recaptured HOME subsidies in other eligible HOME activities.

- ✓ Terms of compliance is thirty (30) years.
- ✓ No temporary subleases will be allowed.
- ✓ All restrictions are cancelled in the event of a foreclosure.
- ✓ HOME funds must be repaid in full upon the sale of the home or upon violation of any restriction within the compliance period.

Recapture of HOME Subsidy – Upon the sale or transfer of a HOME subsidized property during the affordability period or the end of the loan term, whichever occurs first, the City will recapture the HOME subsidy. In the event of the sale of the property, first to be paid from the proceeds will be any senior home loans; second will be any unpaid principal and interest balance of the City Homebuyer Assistance loan; third will be any fees incurred by the seller upon the sale of the home, including realtor commission, closing costs, reconveyance or recording fees; and fourth, any remaining sale proceeds will be shared by the seller and the City based on a ratio of the net equity less the seller's investment. If the proceeds from the sale are insufficient to repay the shared equity portion, the City will waive any or all of the shortfall.

Determination of Seller's Investment – The seller's investment is determined by totaling three home owner expenses: 1) initial buyer-contributed down payment, 2) any initial buyer-paid closing costs, and 3) any major improvements made and documented by the seller while the seller lived in the dwelling. Major improvements must have been made legally, having had all the required permits. Expenses for material and labor (for a contractor or skilled labor) may be credited to major improvements, but the homeowner's own labor may not be charged.

American Dream Downpayment Initiative (ADDI)

The City of Stockton will utilize its new allocations of American Dream Downpayment Initiative funds through the existing Housing Assistance Program as described on page 25. ADDI funds will be made available to first-time homebuyers at or below 80 percent of median income. Assistance can be used for acquisition and rehabilitation.

The City of Stockton works closely with local organizations that market to potential homebuyers. Information about the Housing Assistance Program is distributed at all homebuyer assistance or educational meetings throughout the year. To reach the target market for these funds the City collaborates with the following organizations: Consumer Credit Bureau, ACLC, Inc., Home Buyer's Assistance Center, Citibank Mortgage, AACWA, ABC's to Home Ownership. The City continues to maintain a partnership with the local Housing Authority in an effort to assist public housing residents and tenants achieve homeownership. Housing Assistance Program funds are used in conjunction with Housing Authority homebuyer program funds including the Housing Choice Voucher Program.

All participants are required to complete a housing counseling program prior to receiving assistance. The City will accept certificates from organizations that provide a minimum of eight classroom hours of education and counseling.

Public Housing Improvements and Resident Services Initiatives

- **HOPE VI** – The San Joaquin County Housing Authority has submitted an application for a HOPE VI Grant for \$20 million. The Housing Authority will leverage the Grant to raise additional funds, which will be used to completely demolish and refurbish our Sierra Vista Development in Stockton.

All 330 units will be completely demolished and a new development named “Sierra Nueva” will take its place. The new homes will contain rental units as well as affordable for-sale units and market rate for-sale units. The plan will add 513 much needed mixed-income homes to South Stockton including 83 homeownership opportunities. There will be new homes; a public park with jogging trails; playing fields and a playground; a new community center; a new medical clinic; and pocket parks.

The following are some of the HOPE VI community service providers:

- The Boys and Girls Club—will provide, to our youth, programs in education and career development, the arts, health, life skills character and leadership development and sports, fitness and recreation.
- Council for the Spanish Speaking—El Concilio—will provide employment opportunities, job readiness and placement, English as a second language, senior legal services, community health homeownership assistance, job training,

transportation, immigration assistance, childcare, mental health and substance abuse counseling.

- Home Buyer Assistance Center—will provide access to homebuyer education workshops and individual counseling on credit and financial management as well as post-purchase support.
 - Oasis of Hope Community Development Corporation—will provide homeownership assistance, outreach and training and entrepreneurship training for business development assistance.
 - San Joaquin County Economic & Employment Department—will provide, through WorkNet, core services such as job search, labor market information, job matching and job training.
-
- **Resident Services** –The intent of the Authority, in concert with the Board of Commissioners, is to continue and expand its efforts to empower residents. The Authority continues to work with community agency service providers such as:
 - Planned Parenthood Mar Monte providing education for our residents regarding preventative gynecological care and STD prevention;
 - City of Stockton Parks & Recreation providing an after school program for our youth with a variety of activities, such as organized games, arts and crafts, literacy based projects and homework assistance;
 - Healthy Children's Collaborative is in the process of developing a Nutrition class for our residents at Conway Homes.
-
- **Computer Skills Training** – Computer skills based education will be provided to our Sierra Vista and Conway Homes developments' youth, ages 6 to 18 years. A HUD ROSS Grant award was utilized to purchase computer equipment and peripherals, as well as, for the instruction and administration of the computer skills classes. This will be provided in collaboration with the Boys and Girls Club of Stockton which will conduct the sessions at both sites over the next two years.
-
- **Community Policing Effort** – The Housing Authority has always been committed to the safety and preservation of the quality of life of our residents and has collaborated with the City of Stockton Police Department in a public safety agreement that provides two Community Police Officers stationed at both Sierra Vista and Conway Homes Developments. They provide a continuity of services that includes public safety, law enforcement, community policing and crime prevention services, as well as, participating in our Resident Council meetings.
-
- **Welfare Reform** – Welfare Reform is underway in San Joaquin County. Welfare Reform is limiting the amount of public assistance a recipient may receive and placing several time restrictions on the duration of assistance. Depending on individual circumstances, able-bodied recipients are required to either attend school or participate in job training programs.

The Housing Authority will continue to work with county and state agencies to ensure that low-income residents of San Joaquin County are given every opportunity

for success as they move from dependence to self-reliance. The San Joaquin County Economic and Employment Development Departments' WorkNet program provides weekly onsite job counseling services for residents to empower them to be competitive in the open job market.

- **Family Self-Sufficiency** – In light of welfare reform the Family Self-Sufficiency (FSS) Program has become a critical part of the Housing Authority's goal to help as many families as possible achieve independence. The FSS Program was designed to help residents and HCV recipients to bridge the gap between dependence and self-reliance through the use of a personalized plan developed by and for each participant in the program. With some standard programming and individual mentoring, participants are given emotional and practical support as they seek to further their education and pursue viable employment.

Once the FSS family finds and maintains fulltime employment, an interest bearing escrow account is established for the family. Preparing residents for home ownership is an integral part of the FSS Program. Through full-time employment, FSS families can become productive and financially independent.

- **Home Ownership Program** – The largest economic gap in America is not income, but wealth. Home ownership is the best way for most people to accumulate wealth.

In keeping with the HUD goal of selling public housings units to residents, the Housing Authority has developed a home ownership program to assist residents purchase a home and thus accumulate both tangible and intangible benefits such control of their environment; ability to invest in an asset that will grow in value and generate financial security; physical and psychological security; more stable neighborhoods and stronger communities.

Residents who wish to enter the Home Ownership Program and are either currently qualified or close to qualifying will receive training on money management, home maintenance, the home buying process and tax implications of home ownership.

Those residents who have yet to reach minimum home loan qualifications are enrolled in the Family Self-Sufficiency Program prior to entering the Home Ownership Program.

The San Joaquin Housing Authority is also administering the HCV Housing Choice Voucher Homeownership Initiative. This program allows eligible low-income working families to use their HCV rental assistance vouchers to make monthly mortgage payments. As part of this program, a Home Buyer Assistance Center was opened on August 21, 2002 to provide valuable home buyer-counseling assistance for participants. The HCV Housing Choice Voucher Homeownership Initiative enables families eligible for rental assistance to qualify for a mortgage loan based on their current earned income combined with the housing assistance subsidies. Upon

purchasing a home, the homeownership option allows HCV recipients to apply the monthly subsidy toward the payment of principal, interest, taxes, and insurance.

Impediments to Fair Housing

The City is currently coordinating with San Joaquin County to begin the process of updating its Analysis of Impediments to Fair Housing. It is expected that the Analysis of Impediments will be completed in the 2004-05 Fiscal Year. The City of Stockton completed its last Analysis of Impediments to Fair Housing (AI) in May 1996. This report was produced by L.C.H. Inc. and Project Sentinel on behalf of the City of Stockton. Below is a summary of impediments identified in the analysis and actions taken to-date to overcome the impediments.

- The AI indicated that income (rather than lack of income) was one major factor in housing choices. The unemployment rate in the San Joaquin Valley has traditionally been higher than the State unemployment rate. There have been major job losses occurring in a wide array of industries which has increased the already high unemployment rate within the region. Furthermore, the San Joaquin Valley has an agriculturally based economy which tends to depend on seasonal employment. All these factors contribute to the feeling of limited housing choices due to income.

The City will continue to support the efforts of the Chamber of Commerce Business Incubator by providing CDBG funds to create and retain low-income jobs. In an effort to retain businesses in the downtown area of Stockton, commercial facade grants and commercial rehabilitation loans are available for qualified retailers; and The Small Business Development Center will provide technical assistance to downtown businesses in an effort to keep them in business. Such assistance includes: preparation of a business plan, marketing strategies, and business consulting.

In addition, the City of Stockton was successful in receiving funding under the HUD Economic Development Initiative and Section 108. The City Centre Cinema, the Hotel Stockton Renovation, the Fox California Bob Hope Theater Renovation, the Dean DeCarli Waterfront Square, and Mercy Charities Housing projects were identified for funding. The City Centre Cinemas and Dean DeCarli Waterfront Square have been completed while work continues on the Fox California Bob Hope Theater Renovation, the Hotel Stockton Renovation, and Mercy Charities Housing. These projects will generate employment during the renovation phase and once the new businesses are in operation. The jobs created as a result of the improvements will assist in decreasing the unemployment rate in the area. The City has also applied for an additional Brownfields Economic Development Initiative (BEDI) grant and a second Section 108 loan. Plans for these funds include additional economic development efforts including public facilities and new retail, office and commercial development resulting in the generation of approximately 600 new jobs.

- Another impediment that was identified in the analysis is discrimination against persons with children. Landlords were reluctant to rent to families with children.

The City of Stockton has set aside funding to non-profits and for-profits to construct or rehabilitate multi-family housing complexes that consist of three and four bedroom units. Funds are also available to rehabilitate single-family rental housing for low-income families.

In 2001 the San Joaquin Fair Housing Office received training in performing the activity of “testing” in an effort to assess levels of housing discrimination. In turn they have recruited and trained participants to go out to sites of complaints and pose as housing applicants and test for discrimination. The Fair Housing Office has and will continue to recruit and train new participants every quarter.

- A third impediment is the insufficient understanding of fair housing rights and responsibilities by social service providers in the area. The need exists to enhance outreach efforts to non-profit and government service providers so they are trained to spot fair housing problems in addition to the services they currently provide. These service providers can then refer those individuals to the appropriate agency for counseling and enforcement.

The San Joaquin Fair Housing Office is continuing to conduct education and outreach seminars to non-profit organizations and government service providers located in the San Joaquin County.

- Unfair practices by lending institutions is another impediment identified. According to the report, the rejection rates for home loans were higher for certain minority groups than other ethnic groups.

A.C.L.C., Inc., a non-profit housing organization, is working with several lending institutions to remedy this situation. A.C.L.C. is on the California Reinvestment Committee which works with lenders to increase the supply of mortgage capital for low and very low-income minorities wishing to become homeowners. In addition, to increasing the supply of capital, A.C.L.C. is negotiating to reduce the down payment requirement from a typical 20 percent to 2 percent.

Presently, the lending institutions involved in this partnership are Guarantee Federal Bank, Bank of America, and Wells Fargo Bank. A.C.L.C., Inc. is striving to increase participation of other lending organizations. This committee is moving forward and will continue to meet on a quarterly basis to provide updates on lending practices.

- One final impediment identified is the majority of substandard housing conditions exist in South Stockton, which provides an opportunity for predatory habitability discrimination. This occurs predominately in very low and low-income neighborhoods.

The City of Stockton has identified these areas as either CDBG Targeted Neighborhoods or Safe Neighborhoods, see Appendix D for maps of the City with these neighborhoods highlighted. The CDBG Target Neighborhoods have been established since 1974. To address the housing conditions in these areas, the City has provided CDBG funds to construct infrastructures that were lacking in these neighborhoods. The installation of curbs, gutters, sidewalks, and storm drains has been completed in 9 of 11 neighborhoods. The remaining two neighborhoods, the Taft and Gleason Park Neighborhoods, have been included in the 2004-05 One-Year Action Plan for ongoing infrastructure assistance.

Anti-Poverty Strategy

The actions described in the Anti-Poverty Strategy section of the Five Year Consolidated Plan will continue during FY 2004-05. The City of Stockton is actively involved in programs to reduce poverty throughout the City as well as in San Joaquin County. As noted previously, San Joaquin County consistently maintains an unemployment rate higher than that of the state at large. Given much of the unemployment rate can be directly attributed to the influence of agriculture with its seasons of high unemployment, the emphasis of the City's anti-poverty strategy is to increase the quantity and quality of non-agricultural jobs in Stockton. Through effective solicitation of new businesses to the City and the development of public/private partnerships, the City will create a supportive environment for business to grow and expand. The end goal of these efforts is to allow very low income residents to become self-sufficient by providing the opportunity to gain employment and the supportive services they need to maintain that employment including securing affordable housing and job training.

The City of Stockton's anti-poverty strategy activities can be classified under two categories: Economic Development-Increasing Job Opportunities and Supportive Service Programs.

Homeless Prevention Activities

The City of Stockton will continue to work in collaboration with San Joaquin County to continue to receive grant funds under HUD's Continuum of Care Program. This City-County joint effort is a comprehensive approach to assist individuals and families move from homelessness and transitional housing to self-sufficiency and permanent housing. Under the Continuum of Care approach, funds are received under the Shelter Plus Care Program (S+C) and the Supportive Housing Program (SHP).

S+C provides housing opportunities for homeless people with disabilities, primarily those who are seriously mentally ill, have chronic alcohol and drug problems, or have HIV/AIDS. SHP specifically helps homeless people live as independently as possible by facilitating the development of housing and related supportive services for people

moving from homelessness to independent living. Services typically include transitional/emergency housing, permanent housing for persons with disabilities, safe havens, counseling services, meals, medical treatment and clothing.

The City also assists in the direct prevention of homelessness through its financial support of the Stockton Shelter for the Homeless' one-time rental assistance program. Individuals or families in danger of becoming evicted from their home due to an immediate, unforeseen one-time crisis may apply and receive their rent paid for one month.

CDBG Neighborhood Revitalization Areas

CSUS-S/MIDTOWN NEIGHBORHOOD STRATEGY

The Midtown Neighborhood Area was approved by HUD as a Neighborhood Revitalization Strategy Area in program year 2001. The Midtown Neighborhood is bounded by Harding Way, Miner Avenue, El Dorado Street and the Southern Pacific Railroad Tracks. The benchmarks anticipated in 2004-2005 are as follows:

1. Home Ownership, Rehabilitation & Development

- Fremont Park Housing – Re-initiate site plans for 38 units of owner occupied homes including Phase I Toxic Assessment and cost estimates associated in the construction of the housing units. Establish a Master Development Area and start acquisition and relocation of business and residents of 9 parcels.
- Fremont Park Housing East – Revise site plans for 12 to 18 owner occupied homes utilizing a dense urban infill concept. Upon completion, the homes will be sold to low and moderate-income homebuyers.
- Initiate rehabilitation of two single family homes.
- Coordinate with Habitat for Humanity to construct/rehabilitate one single family residence.

2. CSUS–S Development

- Complete identified infrastructure improvements in support of the University Park development project.

3. Neighborhood Improvements

- Perform one neighborhood clean up.
- Establish one or more neighborhood watch programs.

4. Live/Work/Walk

- Package an incentive program to encourage home/office uses in the neighborhood.

5. Financing

- Secure funding for off-site improvements along major streets such as California and Stanislaus Streets.

6. Economic Development

- In an effort to stimulate and maintain the growth of economic development in the midtown neighborhood, the City designated the area generally bound by Poplar, American, Park and California Streets a Master Development Area. A Request for Proposals was issued for a viable development project consistent with other revitalization efforts currently underway in the Midtown Revitalization Area. Therefore, during 2004, efforts will focus on negotiating a Disposition and Development Agreement with a qualified developer for this area, commonly referred to as the California Street Master Development Area, to stimulate the economic development of the Midtown Neighborhood.

GLEASON PARK NEIGHBORHOOD STRATEGY

The Gleason Neighborhood Area was approved by HUD as a Neighborhood Revitalization Strategy area in program year 1999. Gleason Park encompass approximately 75 acres (22 square blocks) of land, located immediately south of downtown Stockton and bounded by Lafayette Street to the north, Grant Street to the east, Hazelton to the south, and El Dorado Street to the west. The benchmarks anticipated are as follows:

1. Housing Development

- Continue to work with a developer to construct affordable, high density apartment units
- Complete land acquisition and relocation activities
- Continue developing the site plan and architectural drawings. Compliance with Section 106 and amendments to EIR/EA
- Continue project development and begin construction phase for 16 single-family homes for low-income families. Construction is expected to start in early Fiscal Year 2004-05

2. Neighborhood Improvements

- Complete one neighborhood clean up sweep
- Design infrastructure (street improvements)

3. Edna Gleason Park Revitalization

- Complete design work for park and begin reconstruction in late Fiscal Year 2004-05

4. Social Services

- Complete design development of community facility and begin construction in 2004. Upon completion of this new child-care facility, employment will be created for teachers and support staff.
- Continue Master Development Area process and begin acquisition of properties for the development of a K-6 elementary school to be built by Stockton Unified School District to accommodate up to 500 children. Upon completion of this new facility employment will be created for teachers and support staff

5. Planning and Zoning Amendments

- Complete the revisions to the city's development code to allow for higher density residential development

Redevelopment Areas

In July of 2002, the City Council adopted two new redevelopment project areas within the City of Stockton. The Stockton Redevelopment Agency is currently preparing a proposal for the adoption of the Rough and Ready Island Redevelopment Project Area and the North Stockton Redevelopment Project Area. These new redevelopment areas will enable the City and the Agency to undertake more redevelopment and affordable housing projects to alleviate rampant physical decay, economic decline, and high crime rates in those areas.

- The Redevelopment Plan for the South Stockton Redevelopment Project Area was officially adopted on July 2, 2002. Redevelopment efforts in this area, totaling 3,762 acres, will focus on commercial/retail stimulation, public infrastructure improvements, promotion of home ownership, affordable housing development and incentive programs to encourage new construction and rehabilitation. This new project area is expected to generate upwards of \$7.2 million in gross tax increment in the first five years of existence. Of this amount, \$1.4 million will be housing set-aside funds to benefit low- and moderate-income families.
- The Redevelopment Plan for the Merged Midtown Redevelopment Project Area was officially adopted on July 2, 2002. Redevelopment efforts in this area, totaling 3,379 acres, will focus on promotion of home ownership, employment opportunities, commercial/retail stimulation, public infrastructure improvements, incentive programs to encourage new construction and rehabilitation and

affordable housing programs. This new project area is expected to generate upwards of \$5.5 million in gross tax increment in the first five years of existence. Of this amount, \$1.1 million will be housing set-aside funds to benefit low- and moderate- income families.

Redevelopment efforts will also continue in the following Redevelopment Project Areas:

- The Amended West End Redevelopment Project Area which includes virtually all of the Downtown core. The mission is to 1) promote economic revitalization and the establishment of a regional center for economic activity by undertaking activities to maximize waterfront uses, develop destination attractions, and promote special events; and 2) promote and/or assist in the development of a physical environment to support such a regional economic center by installing and upgrading public infrastructure improvements and facilities and promoting the creation of an urban core.
- The Port Industrial Redevelopment Project Area was adopted on July 10, 2001 as a primarily industrial and commercial area to 1) assist property owners with building rehabilitation and construction; 2) facilitate clean up and reuse of properties containing hazardous contamination; and 3) improve and expand streets, storm drain systems and utilities.

Though the City and Agency have leveraged their limited community development resources in these areas historically, the revenues pale in comparison to the need of the project areas. The new project areas and their additional revenues will provide for additional financial and legal tools dedicated to addressing the needs of these project areas. Goals for the preservation and enhancement of the neighborhoods include the elimination of blight; increased participation in the redevelopment process by property owners, business occupants, residents, and other individuals or groups; preservation of unique cultural and historical qualities; increasing homeownership; and the preservation and enhancement of parks and community facilities. Economic development goals for the project areas include strengthening of retail and other commercial functions; strengthening of the economic base by stimulating new investments; and the expansion of employment opportunities. Goals for physical improvements to the neighborhoods will also involve the development of vacant lots; assembly of land parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation; and installation of new or replacement of existing public improvements, facilities and utilities in areas.

The project areas are a serious burden on the community because of the level of physical, economic and criminal problems. According to the City Code Enforcement Division, older and physically deteriorated structures are more susceptible to fire and other health and safety hazards. This results in a disproportionate amount of Code Enforcement activity in the project areas (where more of the older and deteriorated structures exist). Code Enforcement staff report that higher levels of service are needed in the project areas, some portions of which were built when Stockton was

incorporated in 1851; these older properties are particularly costly and difficult to repair deficient and unsafe structural conditions.

High crime is a continuing problem in the project areas that demands a disproportionate level of attention by the Police Department as well. The population profiles of the project areas include many residents that are of lower education and income, where Police Department officials attribute many of the crime problems. The disproportionate proliferation of liquor stores in the project areas (the project areas have nearly twice the number of liquor stores per capita as compared to the overall City), Police Department data indicates that many crime hot spots are located near project area liquor stores.

In addition to consuming a large amount of City operational costs that prevent the City from effectively providing better service throughout the community, blight in the project areas has also diminished the revenue-generating capability of commercial uses needed to pay for City services. The project area's lower income population does not have the same ability to purchase goods and services as other residents in the City. As a result, project area businesses are more apt to fail and it is not surprising that there are no major grocery stores, very few drug stores, and very few banks in the project areas. City Code Enforcement officials also report that economic development efforts are less likely to succeed in these rundown areas, because existing businesses are perceived to be struggling. Both potential commercial developers and consumers are less likely to frequent more blighted, inactive areas such as these project areas.

The Redevelopment Agency will use property tax increment as provided for in Section 33670 of the Redevelopment Law, and will be authorized to employ tax increment financing to underwrite the costs of these projects. Tax increment financing will be an essential component of a successful redevelopment program in the project areas. Many of the blighting conditions are attributed to a lack of financial incentives for new development and property rehabilitation. Market values and development constraints have caused in-fill properties to remain undeveloped for decades, even as the greater Stockton area has experienced an unprecedented housing boom. Tax increment financing provides a dedicated source of revenues for the Redevelopment Agency to invest in housing and redevelopment programs without burdening property owners or residents with additional costs they cannot afford.

Lead Based Paint Hazard Reduction

The actions described in the Lead Based Paint Hazard Reduction section of the Five-Year Strategy of the Consolidated Plan will continue through FY 2004-05. The City of Stockton in collaboration with the following agencies actively work together to identify and reduce lead-based paint incidences: the Housing Authority, San Joaquin County Public Health Services, Environmental Health Division of Public Health Services, and Neighborhood Preservation Division of the San Joaquin County Community Development Department.

The City of Stockton becomes involved in lead-based paint hazard evaluation and reduction as a result of its implementation and operation of all Federally funded projects available to the residents of Stockton. Housing units that are recommended to be rehabilitated, are inspected and if necessary, tested for lead-based paint hazards as well as remediated, when necessary.

The City complies with all federal requirements related to prevention of lead-based paint poisoning as provided in the Residential Lead-Based Pain Hazard Act of 1992, also commonly referred to as Title X. Housing and Community Development Act of 1992.

MONITORING PROGRAM

Grantee Monitoring

To continue to effectively use funds to meet the changing housing needs of the Stockton community, the City is continually monitoring its performance in meeting the goals and objectives set forth in the 2000-2005 Consolidated Plan. As part of the annual Action Plan process, the City reevaluates its Five-Year goals and its various housing programs.

As a result of this annual process, the City has determined that revisions to its programs are necessary. Over the past year, work has been done to tailor the various programs to fit the needs of the community. The changes to the City's affordable housing programs as approved by the City Council are described in the Affordable Housing section, page 24.

The City of Stockton continues to take all necessary steps to ensure compliance with program requirements. All activities are looked at on an individual basis to determine what regulations are applicable and how they should be met. City Staff receives on-going training to develop the knowledge and skills to operate and comply with program requirements.

Timeliness Of Expenditures

It is the City of Stockton's current practice to expend local dollars for project/activity costs and seek reimbursement of federal funds at a later date. Internal procedures to request reimbursement of funds through IDIS on a regular monthly basis have been established and will continue in Fiscal Year 2004-2005.

In a similar manner, City of Stockton staff will continue to work with subrecipients to provide technical assistance in project development so that projects steadily progress, billing is conducted regularly and projects are completed sooner. The City took a proactive approach in the selection of the 2004-2005 subrecipients during the CDC and City Council application review process, advocating that greater consideration be given

to those proposed projects that could demonstrate a readiness to begin construction. Potential recipients were notified that, if the projects were not underway and generating expenditures within twelve months of the allocation award, the funds could be de-obligated.

The City will continue to monitor subrecipients very closely with the intent of assisting to eliminate delays in construction commencement by helping to identify higher than anticipated project costs and/or lack of capacity on the part of the subrecipient by becoming an active member of the development team.

Subrecipient Monitoring

Monitoring is a means by which the City carries out its statutorily mandated responsibilities to review subgrantees performance in administering programs funded with CDBG, HOME, and ESG monies. Monitoring helps subgrantees to improve their performance, develop greater self-reliance and augment their management and technical capacity. It assures that Federal funds are being managed properly and are not being wasted or used for fraudulent purposes. The following is the City of Stockton's monitoring plan:

A. Purpose

The purpose of the City of Stockton's Monitoring Plan is to ensure subrecipients and other sub-grantees are complying with the regulations governing CDBG, HOME, and ESG. The City must ensure these funds are being used properly. The programs funded with these grants must be properly implemented. Additionally, a subrecipient must maintain adequate records and documentation of their program results. The City must ensure that each subrecipient has the proper management and accounting controls.

B. Timing

1. The City's Monitoring strategy is an annual one. The Housing and Redevelopment Department shall prepare a schedule of on-site monitoring visits for the fiscal year. This schedule shall cover the CDBG, HOME, and ESG programs. The annual schedule will identify the specific subgrantees to be monitored on site for each program and technical area during each quarter, the program areas to be monitored, and the specific grantees to receive an in-depth review.
2. The performance report review should be a primary source of information for selecting activities to be monitored on-site for subgrantees requesting funding. Where issues have been raised, a monitoring visit should closely follow the performance report review so that the City can identify and

advise the subgrantee of problem situations before they develop into more serious issue.

C. Pre-Visit Preparation

1. The monitor should review data available within the Housing and Redevelopment Department in preparation for the visit. The data should be used to observe progress or changes in subgrantee activity and to identify problems, potential problems, program status and accomplishments. Among the sources of information for the in-house review are:
 - City of Stockton, Housing and Redevelopment Department files, including all correspondence to, from, or concerning the subgrantee;
 - Approved applications, agreements, certifications, and special assurances;
 - Performance reports;
 - Previous monitoring results;
 - Strategic Plans; and
 - Audit reports and subgrantee responses to audit findings.
2. It is suggested that the monitor, in preparing for an intensive on-site monitoring visit, develop a subgrantee monitoring strategy which establishes the framework for conducting the visit. The strategy should include the following:
 - The specific monitoring schedule for all priority and technical monitoring of the subgrantee and the staff who will be involved;
 - The specific issues which will be the focus of the monitoring;
 - The sample of specific activities and files to be reviewed; and
 - The technical areas to be monitored.
3. Subgrantees should be given adequate notice in advance of the monitoring visit. It is recommended that written notification be provided to subgrantees at least two weeks prior to the date of the planned on-site monitoring. The subgrantees should be advised of the areas to be monitored, the names of the City participants, the date(s) of the visit, who on the subgrantees staff should be available, and which files or information will be reviewed. Just prior to any planned visit, the specific dates and times for meetings and interviews should be arranged with the subgrantee.

D. Conducting a Monitoring Visit

When conducting a monitoring visit, the following steps should be followed:

1. Meet with appropriate officials and explain the visit's purpose and schedule;
2. Review as necessary and appropriate material generated by the subgrantee which provides more detailed information in the following monitoring categories:
 - Project budgets and status;
 - Eligibility;
 - National objective;
 - Record keeping systems;
 - Financial management systems;
 - Anti-discrimination;
 - Property management;
 - Procurement and bonding; and
 - Labor standards.
3. Review pertinent subgrantee files, including subrecipient files, where appropriate, for required documentation and verify the accuracy of information provided to the City, particularly in the performance report;
4. Interview members of the subgrantee's staff to discuss the grantee's performance;
5. Where applicable, visit project sites for a sample of activities being monitored. Based on the examination of the subgrantee's files and interviews with subgrantee staff, the need for visits to other project sites may be indicated; and
6. Hold an exit conference or other form of consultation with the appropriate official to present preliminary conclusions resulting from the visit to assure that the conclusions are based on accurate information.

E. Monitoring Letter

After the consultation with local officials, a monitoring letter shall be sent to the Chair of the Board of Directors with copies to the appropriate subgrantee staff reporting the results of the monitoring visit. It is important that all conclusions reached are well supported by facts stated in that letter. Those concurring on monitoring letters should assure themselves that all findings have been correctly identified and, as such, are based on applicable law or regulation.

1. If the review has been extensive or there are findings or concerns of a serious nature, it may be useful to provide the grantee with a draft monitoring letter for verification of the information presented, but it is not required. If a draft monitoring letter is provided to the subgrantee, the

subgrantee should be given a specific deadline for reply so that the final monitoring letter can be issued in a timely manner.

2. The monitoring letter to the subgrantee must include:
 - Specific identification of each grant monitored;
 - Staff that performed monitoring and date(s) of the visit;
 - Scope of monitoring including all areas, and/or activities monitored if less than the total program;
 - Monitoring conclusions (both positive and negative), for each program area monitored and for the program as a whole, supported by the facts considered in reaching the conclusions; *Note: Whenever negative conclusions are identified they should be clearly labeled as either a finding or as a concern in accordance with the definition of these terms provided in paragraph 1-6 of HUD Handbook 6509. 2 REV-4, the Community Planning and Development Monitoring Handbook.*
 - Specific steps the grantee can take on a volunteer basis to resolve each finding and concern and where appropriate, an indication that findings were resolved on-site;
 - Due date of corrective action for each finding;
 - The opportunity to contest any finding; and
 - If appropriate, an offer of technical assistance or an indication that technical assistance was provided on-site.
3. It is important that the tone of the monitoring letter be positive and recognize those areas in which the subgrantee is doing a good job or has shown significant improvement as well as areas of deficiency. Deficient performance should also be placed in perspective to the maximum extent possible. The disclosure of major findings and concerns should be accompanied with recommendations or offers of technical assistance directed toward correcting the deficient performance.
4. The monitoring letter should particularly highlight any findings and concerns which are likely to result in significant negative consequences if not corrected. It may be appropriate to summarize the major conclusions, both positive and negative, in the body of the letter and provide the specific details of the review in an attachment.
5. Corrective Actions
 - For those negative monitoring conclusions which are findings, the City should advise the subgrantee of steps the grantee can take to resolve the finding. For those negative conclusions which are concerns, the City should recommend actions and offer technical assistance. The level of attention given to performance problems should reflect the

seriousness of the problem, whether or not corrective action can be required.

- Corrective actions should be designed to, first, prevent a continuance of the deficiency; second mitigate any adverse effects or consequences of the deficiency to the extent possible under the circumstances; and third, prevent a recurrence. There may be a number of acceptable solutions to resolving a deficiency and the grantee should be allowed to respond to each problem with any reasonable solution of its choice.
- Follow-up should occur as early as possible, particularly if there are major findings. In no case should the time between the last day of the visit and the date of the letter exceed 30 calendar days.
- On-site monitoring should be well documented. The monitoring letter should be supported by any working papers, including any checklist, used in the monitoring visit. All correspondence and working papers relating to monitoring visits and conclusions must be in the Housing and Redevelopment Department's subgrantee central file.

F. Follow-up Action

1. In the event that the subgrantee fails to meet a target date for corrective action, a telephone call is appropriate and shall be documented.
2. If the subgrantee has not responded within 30 calendar days after the date the subgrantee was advised to take corrective action, a letter shall be sent requesting the status of the corrective action and warning the subgrantee of the possible consequences of failure to comply as provided under applicable agreements.
3. When the subgrantee's response has been received, the corrective action proposed or taken shall be reviewed by appropriate staff. The reviews should be completed within 15 calendar days. If the reviews indicate that the action was less than satisfactory, a letter shall be sent to the subgrantee which specifies needed additional action and the due date.

G. Closing Monitoring Findings

When the field office review indicates the grantee has provided satisfactory corrective action, a letter shall be sent to the grantee stating that the finding(s) is closed.

IMPEDIMENTS TO ACCESSIBILITY

All public improvement projects undertaken by the City of Stockton are in compliance with all local, state, and federal laws and regulations including the Americans with Disabilities Act (ADA). All construction agreements contain non-discrimination clauses which arguably require ADA compliance. During the plan check stage of all projects, construction plans are analyzed to identify any barriers to public accessibility and will require all modification needed to ensure compliance. ADA standards have been incorporated in all City of Stockton standards and adopted by the City Council.

Furthermore, the City has adopted three standard drawings utilized in all new street improvement projects. These drawings, which are installed in all new construction are ADA compliant.

Plans for street improvements and facilities, which involve repair to existing infrastructure, require that the infrastructure is uniformly brought up to ADA standards.

APPENDIX A

CERTIFICATIONS

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about -
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted -
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.



Signature/Authorized Official

Date

City Manager

Title

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) _____ , _____ (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.

 4/29/04

Signature/Authorized Official

Date

City Manager

Title

**OPTIONAL CERTIFICATION
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

 4/29/09
Signature/Authorized Official Date

City Manager
Title

**LOCAL GOVERNMENT GRANTEE
FY 2004-05 EMERGENCY SHELTER GRANTS PROGRAM
CERTIFICATIONS BY THE CHIEF EXECUTIVE OFFICER**

I, Mark Lewis, Chief Executive Officer of the City of Stockton, certify that the local government will ensure the provision of the matching supplemental funds required by the regulation at 24 CFR 576.51. I have attached to this certification a description of the sources and amounts of such supplemental funds.

I further certify that the local government will comply with:

- (1) The requirements of 24 CFR 576.53 concerning the continued use of buildings for which emergency shelter grants are used for rehabilitation or conversion of buildings for use as emergency shelters for the homeless; or when funds are used solely for operating costs or essential services.
- (2) The building standards requirement of 24 CFR 576.55.
- (3) The requirements of 24 CFR 576.56, concerning assurances on services and other assistance to the homeless.
- (4) The requirements of 24 CFR 576.57, other appropriate provisions of 24 CFR Part 576, and other applicable Federal laws concerning nondiscrimination and equal opportunity.
- (5) The requirements of 24 CFR 576.59(b) concerning the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.
- (6) The requirement of 24 CFR 576.59 concerning minimizing the displacement of persons as a result of a project assisted with these funds.
- (7) The requirements of 24 CFR Part 24 concerning the Drug Free Workplace Act of 1988.
- (8) The requirements of 24 CFR 576.56(a) and 576.65(b) that grantees develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted with ESG funds and that the address or location of any family violence shelter project will not be made public, except with written authorization of the person or persons responsible for the operation of such shelter.

- (9) The requirement that recipients involve themselves, to the maximum extent practicable and where appropriate, homeless individuals and families in policymaking, renovating, maintaining, and operating facilities assisted under the ESG program, and in providing services for occupants of these facilities as provided by 24 *CFR* 76.56.
- (10) The requirements of 24 *CFR* 576.57(e) are met dealing with the provisions of, and regulations and procedures applicable with respect to the environmental review responsibilities under the National Environmental Policy Act of 1969 and related authorities as specified in 24 *CFR* Part 58.
- (11) The requirements of 24 *CFR* 576.21(a)(4) providing that the funding of homeless prevention activities for families that have received eviction notices or notices of termination of utility services will meet the requirements that: (A) the inability of the family to make the required payments must be the result of a sudden reduction in income; (B) the assistance must be necessary to avoid eviction of the family or termination of the services to the family; (C) there must be a reasonable prospect that the family will be able to resume payments within a reasonable period of time; **and** (D) the assistance must not supplant funding for preexisting homeless prevention activities from any other source.
- (12) The new requirement of the McKinney-Vento Act (42 *USC* 11362) to develop and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons. I further understand that State and local governments are primarily responsible for the care of these individuals, and that ESG funds are not to be used to assist such persons in place of State and local resources.
- (13) HUD's standards for participation in a local Homeless Management Information System (HMIS) and the collection and reporting of client-level information.

I further certify that the submission of a completed and approved Consolidated Plan with its certifications, which act as the application for an Emergency Shelter Grant, is authorized under

State and/or local law, and that the local government possesses legal authority to carry out grant activities in accordance with the applicable laws and regulations of the Department of Housing and Urban Development.

By: _____



Signature of Chief Executive Officer/Date

Mark Lewis

Typed Name of Signatory

City Manager

Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;



Signature/Authorized Official Date

City Manager
Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

Check ☐ if there are workplaces on file that are not identified here.

The certification with regard to the drug-free workplace is required by 24 CFR part 24, subpart F.

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

APPENDIX B

CITIZENS PARTICIPATION



CITY OF STOCKTON

DEPARTMENT OF HOUSING AND REDEVELOPMENT

22 East Weber Avenue • Stockton, CA 95202-1997 • 209/937-8538 • Fax 209/937-8822

November 3, 2003

www.stocktongov.com

TO: ALL INTERESTED INDIVIDUALS/ORGANIZATIONS

SUBJECT: **NOTICE OF FUNDING AVAILABILITY**

The City of Stockton will conduct its annual needs assessment hearing and make applications available for the 2004-05 Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG) and HOME Investment Partnership (HOME) CHDO funds on **Monday, November 17, 2003, at 5:30 p.m. in the Stewart Hazelton Room of the Cesar Chavez Library located at 605 N. El Dorado Street** in Stockton.

This needs assessment hearing will be before the Community Development Committee (CDC) and its purpose is to accept public comments on the local housing and community development needs for the 2004-05 Annual Action Plan. An overview of available resources will be prepared for the CDBG, ESG, and HOME Programs. It is estimated that the City will receive an entitlement grant of approximately \$5.1 million in CDBG funds, approximately \$2.4 million in HOME funds, and approximately \$172,000 in ESG funds. Estimates are based on the City of Stockton's 2003-04 allocations.

Applications for funding may be picked at the needs assessment hearing or obtained from:

City of Stockton
Housing & Redevelopment Department
22 E. Weber Avenue, Room 350

Applications must be received by Monday, January 5, 2004, no later than 5:00 p.m. at the Weber Street address (please no faxes and postmarks will not be accepted). Please note that submitting an application does not guarantee funding. A variety of factors are used by the CDC to make funding recommendations such as, eligibility, fit with priorities, funding availability, etc. This process will be discussed at the hearing.

The hearing is also an opportunity for individuals to inform the CDC and City of Stockton of the needs or provide updated information about their neighborhood, especially as related to the following City of Stockton priorities:

- Housing: new construction and rehabilitation of affordable housing;
- Public Facilities: new construction and rehabilitation of community facilities;
- Infrastructure Needs: installation of curb, gutter, side walks and flood drain improvements within targeted neighborhoods
- Homeless Needs
- Economic Development: activities that foster the creation, retention and expansion of small businesses for lower income neighborhood residents

The hearing will be conducted in English. Persons requiring reasonable accommodations should call the Housing and Redevelopment Department, at 937-8539, at least 72 hours prior to the hearing.

Individuals unable to attend the hearing may submit written responses by Friday, December 5, 2003, to the Housing and Redevelopment Department, 22 E. Weber Avenue, Room 350, Stockton, CA 95202.

If you have any questions regarding the applications or the hearing, please contact Christina Walter, Administrative Analyst II, at (209) 937-8539.

STEVEN J. PINKERTON, DIRECTOR
HOUSING AND REDEVELOPMENT DEPARTMENT


YVONNE QUIRING
DEPUTY DIRECTOR



Bill Mendelson
P.O. Box 4732
Stockton, CA 95204

Bobby Bivens
709 W. Willow Street
Stockton, CA 95203

Cary Martin
711 E. Longview Avenue
Stockton, CA 95207

Charles Braggs
1943 Deauville Drive
Stockton, CA 95210

Christina Machado
835 West Fremont Street
Stockton, CA 95203

Darwin Drew
707 Searchlight
Stockton, CA 95205

Debra Young
218 Watson Avenue
Manteca, CA 95337

Diane Lindsey
3923 Chatsworth
Stockton, CA 95209

Donald Campbell
1147 Sheffield Court
Stockton, CA 95210

Dwane & Phelse White
535 Alden Glen Drive
Tracy, CA 95376

Ernest Nicholson
P.O. Box 730
French Camp, CA 95231

Gilbert Garcia
2032 Webb Street
Stockton, CA 95205

John E. Nisby
6339 St. Andrews Drive
Stockton, CA 95219

Ken Keith
1435 Swain Road
Stockton, CA 95207

Kim Jones
3019 Nyssa Court
Stockton, CA 95212

Kimberly Noble
145 Shoreline Circle
San Jose, CA 95127

Laura Vieira
126 North Wilson way
Stockton, CA 95205

LaVena Gray
2713 Lucile Avenue
Stockton, CA 95209

Lagina Morre
4432 La Cresta, #2
Stockton, CA 95207

Lorice Harrison
P.O. Box 1082
Stockton, CA 95201

Lorraine Summers
2943 Winston Drive
Stockton, CA 95209

Mae Hellen Gandy
2205 Somerset Drive
Stockton, CA 95205

Michelle Rogers
3301 Pacific Avenue, Apt. 5
Stockton, CA 95204

Mrs. Warren
1708 Ralph Avenue
Stockton, CA 95206

Ollie Bailey
2411 Arden Lane
Stockton, CA 95210

Phillip Johnson
348 E. Mariposa Avenue
Stockton, CA 95204

Quincy McClain
1296 Loumena
Manteca, CA 95336

Reverend Leona Smith
1517 Julian Street
Stockton, CA 95206

Rodrigo Vega Perez
802 West Weber Avenue, #106
Stockton, CA 95203

Sue Waltman
2805 Burlington Place
Stockton, CA 95209

Veronica Lopez
5619 N. El Dorado Street
Stockton, CA 95207

Carol Ornelas
ACLC
42 N. Sutter, Suite 406
Stockton, CA 95202

Tino Adame
American Legion - Karl Ross Post
#16
2020 Plymouth Road
Stockton, CA 95204

Donna Harville-Duvin
American Red Cross
747 North Pershing Avenue
Stockton, CA 95203

Sovanna Koeurt
APSARA
3830 N. Alvarado Avenue
Stockton, CA 95204

A-R-M Construction
P.O. Box 55109
Stockton, CA 95215

Asia Pacific Concerns Com.
P.O. Box 1259
Stockton, CA 95201

Bible View Baptist Church
2326 S. Airport Way
Stockton, CA 95206

Dan Chapman
Boys & Girls Club
P.O. Box 5483
Stockton, CA 95205

David Cole
Boys & Girls Club
45 West Walnut Street
Stockton, CA

Margaret Evans
California Community
5155 Rosecrans
Hawthorne, CA 90250

Alvin Maldonado
California Mexican League
1394 Pajaro Avenue, #14
Manteca, CA 95336

Linda Mascarenas
Center for Positive Prevention
Alternatives Inc.
729 N. California Street
Stockton, CA 95202

Central Valley Low Income Housing
Corp.
P.O. Box 30231
1209 East 8th Street
Stockton, CA 95213
Wayne Storrs
Charterhouse Center
5665 N. Pershing Avenue, Suite C-
1
Stockton, CA 95207

Gillian Murphy
Chamber Business Incubator
445 N. San Joaquin Street
Stockton, CA 95202

Doug Wilhoit
Chamber of Commerce
445 W. Weber Avenue, Suite 220
Stockton, CA 95203

Mark Phelps
Children's Home of Stockton
P.O. Box 201068
430 N. Pilgrim Street
Stockton, CA 95201

Conrad Mar
Chinese Benevolent Association
212 E. Lafayette Street
Stockton, CA 95203

Patrick Moore
Community Blind Center
130 West Flora Street
Stockton, CA 95202

Jennifer Padron
Community Connections Resource
Center
1108 E. Waterloo Road, Suite 3
Stockton, CA 95206

Jose Rodriguez
Council for the Spanish Speaking
308 N. California Street
Stockton, CA 95202

Steve D. Shille
Delta Health Care
P.O. Box 550
914 N. Center Street
Stockton, CA 95201

Heather Walton
Disability Resource Agency
221 McHenry Avenue
Modesto, CA 95354

Patricia Madrid
Divine Intervention
P.O. Box 31521
Stockton, CA 95213

Downtown Stockton Alliance
306 E. Main Street, Suite 201
Stockton, CA 95202

Shirley Washington
Ebenezer A.M.E. Church
2401 Broadridge Way
132 N. Stanislaus (Church Address)
Stockton, CA 95209

Renee Dickerson
Ebenezer Economic Development
Corporation
P.O. Box 2121
Stockton, CA 95201

Katrina Bergen
Eden Housing
409 Jackson Street
Hayward, CA 94544

Tim Viall
Emergency Food Bank
P.O. Box 2441
7 W. Scotts Avenue
Stockton, CA 95201

Gerald Grudzen
Federation of Community Ministries
P.O. Box 720841
San Jose, CA 95172

Fresh Start Babies
P.O. Box 5442
Stockton, CA 95205

Sally Wooden
Goodwill Industries
129 South Grant Street
Stockton, CA 95202

Habitat for Humanity of San Joaquin
County Inc.
31 East Vine Street
Stockton, CA 95202

Tom Sullivan
Homeless Outreach Services
1212 N. California Street
Stockton, CA 95202

Antonio Pizano
Housing Authority of San Joaquin
County
P.O. Box 447
Stockton, CA 95201

Medo Munoz
Last Chance Inc. of Stockton
535 West. Vine Street
Stockton, CA 95203

Sheryl Ross
Mt. Moriah Baptist Church
P.O. Box 5891
Stockton, CA 95205

Sharon Brannan
Northern California Center on
Deafness
5651 North Pershing Avenue
Stockton, CA 95207

Shou Shou Navi
Extra Step
4518 Lorenzo Lane, #523
Stockton, CA 95207

Frank Gatdula
Filipino Plaza
6 West Main Street, Suite 126
Stockton, CA 95202

Barbara Beavers
Garden of Eden Day Care Service
Inc.
1300 South Center Street
Stockton, CA 95206

Bill Brown
Gospel Center Rescue Mission
P.O. Box 816
445 S. San Joaquin Street
Stockton, CA 95201

Felicia Adams
Haven of Peace
7070 Harlan Road
French Camp, CA 95231

Rodney Collins
Homes 2000
2308 Yorkton Avenue
Modesto, CA 95350-1857

Esther Chan
Jene Wah, Incorporated
238 E. Church Street
Stockton, CA 95203

Alfredo Rayray
Legionario Del Trabgo in America
6 West Main Street
Stockton, CA 95202

Heriberto Barrios
National Farmworkes Service
Center
634 S. Spring Street, Ste. 719
Los Angeles, CA 90014

Frances Hutchens
Office of Substance Abuse
P.O. Box 1020
Stockton, CA 95201

Toni Cecchetti
Family Law Service Center
42 N. Sutter Street, Suite 302
Stockton, CA 95202

Nick Endsley
Food Bank of San Joaquin County
704 East Industrial Park Drive
Manteca, CA 95337

Dorothy Jones
Gemini Incorporated
1221 East 10th Street
Stockton, CA 95206

Minister H. Jacobs Conton
Greater Faith Baptist Church
345 West Worth Street
Stockton, CA 95206

Rudy Juarez
Home Assistance Incorporated
4212 N. Pershing Avenue, Suite
A24
Stockton, CA 95207

Barbara Tognoli
Hospice of San Joaquin
P.O. Box 1914
Stockton, CA 95201-1914

Stewart Wakeling
Juvenile Justice System
Coordinator
222 E. Weber Avenue, Room 678
Stockton, CA 95202

Cheryl Ross
Mount Moriah Missionary Baptist
Church of Stockton
2209 South Pock Lane
Stockton, CA 95206

Dale Brenner
New Directions
P.O. Box 5070
Stockton, CA 95205

Pat Woods
Pat Woods Associates, LLC
P.O. Box 660171
Sacramento, CA 95866-0171

Nawana Gray
Peebles Board & Care
404 N. Broadway
Stockton, CA 95205

Cynthia Summers
Progressive Community
Development Corporation
P.O. Box 1082
1330 W. Robinhood Drive, Suite G
Stockton, CA 95201-1082

Safe House Runaway Shelter
729 N. California Street, Suite 18
Stockton, CA 95202

Jim Payton
San Joaquin AIDS Foundation
4330 North Pershing Ave, B3
Stockton, CA 95207

Karen Stevens
San Joaquin County Community
Development Department
1810 E. Hazelton Avenue
Stockton, CA 95205

Dan Bava
San Joaquin County Office of
Substance Abuse
P.O. Box 1020
Stockton, CA 95201

Gillian Murphy
San Joaquin Delta College Small
Business Development Center
445 North San Joaquin Street
Stockton, CA 95202

Kenneth Bunns
Senior Service Agency
224 S. Sutter Street
Stockton, CA 95202

Pat Carido
St. Georges Neighborhood
Betterment Committee
P.O. Box 6295
Stockton, CA 95206

Stuart Krantz
Stockton Interfaith Caregiver
Program
P.O. Box 213008
Stockton, CA 95213

Tom Amato
People & Congregation Together
(PACT)
1200 W. Hammer Lane
Stockton, CA 95209

Rita Gross
Right Track
1140 N. El Dorado Street
Stockton, CA 95202

Captain Harold Stromber
Salvation Army
P.O. Box 348000
Sacramento, CA 95834

Dave Yorkovich
San Joaquin County Child Abuse
Prevention Council
604 East Acacia Street
Stockton, CA 95202

San Joaquin County Human
Services Agency
333 E. Washington Street
Stockton, CA 95202

Alice Hannan
San Joaquin County Rental
Property Assoc.
840 N. El Dorado Street
Stockton, CA 95202

Peggy Wagner
San Joaquin Fair Housing
421 S. El Dorado Street, Suite B-1
Stockton, CA 95203

Gary Malloy
SNAG
P.O. Box 173
Stockton, CA 95201

David Brewer Edward Figueroa
St. Mary's Interfaith Dining Room
545 W. Sonora Street
Stockton, CA 95203

Stockton Metropolitan Ministry
509 W. Weber Avenue
Stockton, CA 95202

Sharon Madden
Porter Madden & Associates
P.O. Box 7314
Stockton, CA 95207

Patty Blomberg
Ryan White Consortium
1601 East Hazelton Avenue
Stockton, CA 95205

Captain Stephan M. Hartt
Salvation Army
1247 S. Wilson Way
Stockton, CA 95205

John Moore
San Joaquin County Community
Development Department
1810 E. Hazelton Avenue
Stockton, CA 95205

Roger Speed
San Joaquin County Mental Health
Services
1212 N. California Street
Stockton, CA 95202

Joelle Gomez
San Joaquin County Women's
Center
620 North San Joaquin Street
Stockton, CA 95202

Francis Almirante
Senior Citizens Association of
Stockton & Vicinity
1671 S. Stockton Street
Stockton, CA 95206

Ella Jones
Sousa/Stribley
2501 E. Lafayette Street
Stockton, CA 95205

Larry Johnson
STAND
P.O. Box 30231
1209 E. 8th Street
Stockton, CA 95213

John Reynolds
Stockton Shelter for the Homeless
P.O. Box 4803
Stockton, CA 95204

Alberia Rivers
Stockton Study Group
211 North California Street
Stockton, CA 95202

John A. Erb
Stockton Symphony Association
37 West Yokuts Avenue
Stockton, CA 95207

Pat Jordan
Stockton Tabernacle Faith
337 W. Fremont Street
Stockton, CA 95203

Jack Walden
Stockton Youth Center
640 N. Center Street
Stockton, CA 95202

Anita Bonner
Sunnyside Youth Services
Incorporated
808 N. Center Street
Stockton, CA 95202

Shannon MacMahon
Tree Fox Realty
5345 N. El Dorado Street, #8
Stockton, CA 95207

Anita Bonner
Urban Housing & Development
446 E. Vine Street, Suite A
Stockton, CA 95207

Valley Temps
1150 Robinhood
Stockton, CA 95207

Kim Jones
Valley Temps
3019 Nyssa Court
Stockton, CA 95212

Frank Bossi
Victory Outreach
735 E. Anderson
Stockton, CA 95206

Joseph Wood
Weber House
Stockton, CA 95203

Whole Life Center
P.O. Box 66036
Stockton, CA 95206

John Solis
WorkNet
850 N. Hunter Street
Stockton, CA 95202

Jim Daughn
YMCA
P.O. Box 1347
Stockton, CA 95021

Pat A. Madrid
Youth 2001 Incorporated
3667 Harvey Street
Stockton, CA 95206

PROOF of PUBLICATION

NOTICE

STATE OF CALIFORNIA }
COUNTY OF SAN JOAQUIN } ss.

THE UNDERSIGNED SAYS:

I am a citizen of the United States and a resident of San Joaquin County; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of THE RECORD, a newspaper of general circulation, printed and published daily in the City of Stockton, County of San Joaquin and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of San Joaquin, State of California, under the date of February 25, 1952, File Number 52857, San Joaquin County Records; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates,
to-wit: November 2, 2003

all in the year 2003.
I declare under penalty of perjury that the foregoing is true and correct.
Executed on November 3, 2003
at Stockton, California

SANDY JOHANSEN

Signature

Legal Notices 9310

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that a public meeting will be held before the Community Development Committee to discuss the planning of the 2004-05 One Year Action Plan and to accept comments on local housing and community development needs. This is an annual requirement of the U.S. Department of Housing and Urban Development. As part of the One Year Action Plan, an overview of available resources will be prepared for the Community Development Block Grant, the HOME Investment Partnerships and the Emergency Shelter Grant Programs.

The hearing will be held at 5:30 p.m. on Monday, November 17, 2003 in the Stewart Hazelton Room of the Central Library at 605 N. El Dorado Street in Stockton. All interested parties are invited to attend and participate in the planning process. The hearing will provide persons and agencies the opportunity to present updated information relating to housing and community development needs in the City of Stockton.

All proceedings are conducted in English. Persons requiring reasonable accommodations should contact the Housing and Redevelopment Department, at 937-8539, at least 72 hours prior to the event.

KATHERINE GONG
MEISSNER
City Clerk, City of Stockton

#229342 11/2/03

Legal Notices 9310

**MINUTES OF THE MEETING OF
THE STOCKTON COMMUNITY DEVELOPMENT COMMITTEE
HOUSING & REDEVELOPMENT DEPARTMENT
22 EAST WEBER AVENUE, #350
THURSDAY – November 17, 2003**

A public hearing held in the Stewart Hazelton Room in the Cesar Chavez Library at 606 North El Dorado Street, was called to order by Chairperson Sally Wooden at 5:42 p.m. Chairperson Wooden introduced herself and asked the other committee members to introduce themselves. After introductions of the committee members Chairperson Wooden turned the meeting over to Yvonne Quiring, Deputy Director, Housing & Redevelopment.

Members Present: Concepcion Manangala, Sally J. Wooden, Willie Mae Blalock,

Members Absent: Cynthia Boyd, Betty Farmer, Joseph Garcia, James Gorman, Joyce Grubbs, Wayne Hernandez, Carolyn Pometta, Joseph Robinson.

Staff Present: Christina Walter, Kimberly Trammel, Yvonne Quiring, Sharon Elizondo and Linda Cullum (recorder).

NEEDS ASSESSMENT HEARING

Ms. Quiring explained to the audience, the purpose of this public hearing is to begin the process of allocating 2004-2005 funds for the Community Development Block Grants, HOME Investment Partnership, and Emergency Shelter Grant programs.

One-Year Action Plan

Ms. Quiring explained the One-Year Action Plan is an annual report to HUD that updates the City's Five-Year Consolidated Plan. The activities funded in the 2004-2005 action plan must be consistent with the priorities identified in the consolidated plan.

2004-2005 ANTICIPATED ALLOCATIONS

Ms. Quiring presented a chart of anticipated allocations and broke them down as follows; CDBG, \$5.1 million; Home, \$2.3 million; and ESG, \$172,000. From there Ms. Quiring showed how the City will use funds allocated for 2003-2004 and what the eligible activities are. Ms. Quiring also explained the CDBG National Objectives are to 1) benefit low and moderate-income persons; 2) prevent or eliminate slums and blight; and 3) meet a particularly urgent community need such as natural disasters.

CDBG Local Objectives

Sharon Elizondo, Housing Program Manager, then explained the City of Stockton has determined what its local objectives are and they are primarily two items. They are Housing & Neighborhood Preservation and Economic Development activities. Along

with both of those, there are public improvements in support of the previous two, the need to eliminate blight and offering special programs significant to benefiting the community.

CITY OF STOCKTON PRIORITIES

Ms. Elizondo explained the City of Stockton has determined its priorities for a five year period and they consist of completing infrastructure programs, continuing housing rehabilitation and construction, continuing commercial programs, continuing downtown revitalization and assisting homeless persons.

EMERGENCY SHELTER GRANT (ESG) ACTIVITIES

Ms. Elizondo moved on to talk for a few minutes about the ESG funds. The activities eligible under this type of funding are provisions of essential services to homeless service providers, renovation or rehabilitation of homeless shelters, conversion of buildings to shelters, maintenance and operating costs and homeless prevention programs.

HOME PROGRAM OBJECTIVES AND ELIGIBLE ACTIVITIES

Ms. Elizondo explained the HOME program is intended 100%, by HUD, to be related to housing programs. Its intention is to provide decent affordable housing, expand the capacity of non-profit housing providers and leverage private-sector participation. Eligible activities established by HUD are the same through out the country and they include homebuyer assistance, housing rehabilitation, housing new construction and tenant-based assistance.

TENTATIVE CALENDAR AND APPLICATION PROCESS

At this point, Christina Walter, Administrative Analyst II, presented a slide showing the tentative calendar for the application process. She explained the application process started today and then went over the important dates to remember during the application process. Ms. Walter covered the fundamentals of the application process and drew attention to other aspects required to qualify an application. Ms. Walter then explained the process the applications go through once they are received by the City. Ms. Walter concluded by giving names and phone numbers of responsible staff members who would be available to answer questions and give information about the application process.

QUESTIONS AND COMMENTS

Chairperson Wooden then made time available to the audience for questions and/or comments.

- Peggy Wagner of San Joaquin Fair Housing asked if the application was going to be made available on computer disk. Kimberly Trammel, Administrative Aide, responded to the question by letting everyone know the diskettes were available and if the City was provided an email address staff could also email the application to them.
- Terry Quadros, Executive Director of Habitat for Humanity, inquired about conflict of interest concerns. Ms. Walter responded by giving some general guidelines that constitute conflict of interest. Ms. Walter then asked anyone who thinks they might have a conflict of interest issue to contact Housing Staff and each case would be addressed individually.
- Felicia Adams of Haven of Peace in French Camp asked hypothetically, if someone has the plans and the estimate for a capital development project, but hasn't finalized the acquisition agreement, how would that affect the application? Ms. Trammel explained money paid before the application was approved can not be reimbursed. Ms. Adams inquired, how could she submit a budget to acquire a property and accurately discuss the cost? Ms. Elizondo addressed this part of the question by noting, projects further along in the development process would be preferable. For example stating site control, some ideas for site control include options and lease to purchase. These methods require less up front funds, while allowing a developer to proceed with planning activities.

ADJOURNMENT:

Chairperson Wooden thanked everyone for coming and adjourned the meeting at 6:30 p.m.

BY:



YVONNE QUIRING, DEPUTY HOUSING DIRECTOR
HOUSING AND REDEVELOPMENT DEPARTMENT

YQ:lc

PROOF of PUBLICATION

NOTICE

STATE OF CALIFORNIA
COUNTY OF SAN JOAQUIN

SS.

THE UNDERSIGNED SAYS:

I am a citizen of the United States and a resident of San Joaquin County; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of THE RECORD, a newspaper of general circulation, printed and published daily in the City of Stockton, County of San Joaquin and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of San Joaquin, State of California, under the date of February 25, 1952, File Number 52857, San Joaquin County Records; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates,
to-wit: December 7, 2003

all in the year 2003

I declare under penalty of perjury that the foregoing is true and correct.

Executed on December 8, 2003

at Stockton, California

SANDY JOHANSEN

Signature

NOTICE OF FUNDING AVAILABILITY

NOTICE IS HEREBY GIVEN that the City of Stockton anticipates receiving federal funds for the general purpose of assisting low and moderate income persons by providing decent housing, a suitable living environment and/or expanding economic opportunities.

For this upcoming 2004-05 Program Year, the City of Stockton expects to receive an entitlement grant under the Community Development Block Grant (CDBG) Program estimated at \$5.1 million based on the City's 2003-04 allocation. Generally funding allocations are provided by the federal Department of Housing and Urban Development (HUD) in January for the upcoming year. These estimates will be replaced by the actual figures when provided by HUD.

The range of eligible activities for CDBG funds includes:

1. Property acquisition for clearance, rehabilitation, preservation or resale including historic preservation;
2. Construction of public improvements;
3. Relocation assistance for individuals and businesses displaced by developments;
4. Architectural barrier removal to assist the elderly and disabled;
5. Housing rehabilitation;
6. Planning and administration costs associated with the CDBG Program;
7. Public services under specialized conditions;
8. Economic development activities with specific benefits to low and moderate income persons;
9. Funding of non-profit groups, local development corporations, or small business investment companies provided their activities are directed to neighborhood revitalization.

The City Council has adopted the following local objectives for use of CDBG funds:

1. Housing and Neighborhood Preservation including new housing opportunities;
2. Economic Development through job retention and job creation activities;
3. Pursue public improvements and facilities limited to the support of Local Objectives 1 and 2;
4. Elimination of blight and blighting elements limited to the support of Local Objectives 1 and 2;
5. Special Programs offering significant community benefit and in direct support of Local Objectives 1 and 2.

The City will also receive Emergency Shelter Grant (ESG) funds in the estimated amount of \$172,000, which are available to agencies providing emergency shelter services to the homeless. Eligible ESG activities are as follows:

1. Renovation, major rehabilitation or conversion of buildings for use as emergency shelters for the homeless;
2. Provision of essential services to the homeless;
3. Payment of maintenance, operation, (including administration, but excluding staff costs), rent, repair, security, fuels, equipment, insurance, utilities, and furnishings.

The City of Stockton also expects to receive an allocation of federal funds under the HOME Investment Partnerships Program (HOME) estimated in the amount of \$2.3 million. Estimate is based on the City of Stockton's 2003-04 allocation. The City will allocate these funds into general housing activity types (i.e., homeowner, rental, new construction, rehabilitation and first time homebuyer assistance). Applications for specific use of these funds by project type will be accepted on a continuous basis until all program funds are exhausted. Contact the Housing and Redevelopment Department for specific information regarding contents of HOME funding requests.

Interested citizens or groups are invited to submit a proposal on the use of CDBG funds to the City of Stockton - Housing and Redevelopment Department, 22 E. Weber Avenue, Room 350, Stockton, CA 95202. Applications for all three programs will be available at the above address starting November 17, 2003. Applications must be received by January 5, 2004, no later than 5:00 p.m. at the same address (postmarks not acceptable - no faxes please)

KATHERINE GONG MEISSNER
City Clerk, City of Stockton

#239893 12/7/03



**MINUTES
CONCURRENT CITY COUNCIL/
REDEVELOPMENT AGENCY
MARCH 30, 2004**

**CITY HALL
CITY COUNCIL CHAMBERS
STOCKTON, CALIFORNIA**

C-1. CC/RD CALL TO ORDER / ROLL CALL - 4:30 p.m.

Roll Call

Present:

Podesto, Mayor

Nomura, Vice-Mayor

Ruhstaller, Councilmember

Nickerson, Councilmember

Martin, Councilmember

Giovanetti, Councilmember

Absent:

Bestolarides, Councilmember

C-2. CC/RD ANNOUNCEMENT OF CLOSED SESSION

C-2.1) CONFERENCE WITH LABOR NEGOTIATORS

(Government Code Section 54957.6)

Agency Designated Representatives: Mark Lewis; Jayne W. Williams; Terry Parker

Employee Organizations; Unrepresented Units: Stockton City Employees' Association; Operating Engineer's

Local 3; Mid-Management/Supervisory Level Unit; Unrepresented Management/Confidential; Law

Department; Stockton Police Officers Association; Police Management; Stockton Firefighters Local 456

International Association of Firefighters; Stockton Fire Management

(05:28 PM)

C-3. CC/RD ADJOURN TO CLOSED SESSION - 4:30 p.m.

The Council returned from closed session and recessed at 5:10 p.m.

The Council reconvened the regular session at 5:30 p.m. with all members present.

1. CC/RD CALL TO ORDER/ROLL CALL (05:32 PM)

Roll Call (05:33 PM)

Present:

Podesto, Mayor

Nomura, Vice-Mayor

Ruhstaller, Councilmember

Nickerson, Councilmember

Martin, Councilmember

Giovanetti, Councilmember

Absent:

Bestolarides, Councilmember

2. CC/RD REPORT OF ACTION TAKEN IN CLOSED SESSION (05:33 PM)

3. INVOCATION/PLEDGE TO FLAG (05:33 PM)

4. PROCLAMATIONS/COMMENDATIONS/CITY ANNOUNCEMENTS OR INVITATIONS (05:33 PM)

4.01) PROCLAMATION:

Stockton Asparagus Festival Month - April 2004

Recipient: Kate Post, Executive Director-Stockton Asparagus Festival. Note: Leslie Snyder, President of the Board of Directors of the Asparagus Festival accepted the proclamation.
(05:33 PM)

5. CITIZENS' COMMENTS, ANNOUNCEMENTS OR INVITATIONS (05:37 PM)

Connie Cochran, on behalf of the Chamber of Commerce (05:38 PM)

Ms. Cochran presented the Council and Assistant City Manager Gary Ingraham with a copy of the new Stockton map, "A new City in the Making." She noted that it has the Chamber logo and the Stockton All America City logo in the corner. She stated that the map is redone every other year. Copies can be purchased from the Chamber at \$2.25 plus tax for members and \$2.50 for non members. She also presented the Council and Gary Ingraham, who will be retiring soon, with a limited addition lapel pin.

Mayor Podesto thanked Ms. Cochran and congratulated her on the Delta College School Bond.

Sylvia Kothe spoke under this item and filed a letter dated March 30, 2004 on behalf of the Concerned Citizens Coalition of Stockton regarding Public Records Act Request - Information related to implementation of the contract with OMI/Thames and compliance with Superior Court decision. (05:39 PM)

Ms. Kothe stated that the Concerned Citizens Coalition of Stockton submits the request for public records under the Public Records Act, Government Code Section 6250. She stated that specifically the Coalition seeks the following documents:

Any and all documents related to the employment of the law firms of (a) Meyers, Nave, Riback, Silver & Wilson, (b) Stoel Rives, and (c) any other attorney or law firm with respect to providing advice, assistance and other legal services regarding the City's California Environmental Quality Act (CEQA) compliance for the project or the case of Concerned Citizens Coalition of Stockton et al. v City of Stockton et al.

She stated that the group intends that this request be an ongoing one, so that they may obtain new public records with the scope of the request described as they come into existence. The Coalition asks that an estimate of the cost of the documents be provided prior to their copying. Where feasible they will receive copies of the documents on CD.

Mayor Podesto commented that in the future it might be more appropriate to send such requests directly to the City Attorney as they are the department to comply.

Samedi Moug and Kimlang Moeun, representing APSARA. (05:43 PM)

Ms. Moug stated that she is a sophomore at Stagg High School and the treasurer of the Youth Team Leadership and a tutor for Park Village. She spoke about the history of the Cambodian New Year which is April 13 through April 15. She stated that according to Cambodian tradition, April is known as the first month of the year. She stated that the New Year is a community event with a time for merriment, playing games, traditional dancing, singing and feasts.

Ms. Moeun, a junior at Stagg High School and Vice-President for the Youth Team Leaders and tutor at Park Village stated that she and her fellow club members invite Mayor Podesto and the City Councilmembers to join them in the celebrations on April 14, 2004. She noted that time and place are noted on the invitations provided.

ToCan Nguyen (05:46 PM)

Ms. Nguyen spoke of alleged criminal acts of the democrat former president and current presidential candidate. She spoke highly of President Bush, noting that he has no legitimate rival. Alleged immoral actions by City/County elected officials. Spoke in opposition to funding for the Boys and Girls Club.

6. CC/RD CONSENT AGENDA

City Council: 6.01, 6.02*, 6.03, 6.04, 6.05, 6.06, 6.07, 6.08, 6.09, 6.10, 6.11, 6.12, 6.13, 6.14**

Redevelopment Agency: 6.14
(05:51 PM)

6.01) CC Authorize the acquisition of real property located at 309-315 W. Fremont Street and execution of the agreements and related documents as required - SPRAGG Property. (H&RD)

(Pages 1-12)

CC Resolution 04-0196

6.02) CC Approve a HOME Investment Partnership Residential Rehabilitation loan in the amount of \$67,500 for HESTER SMITH-RIGMADEN for property located at 8969 Cottonwood Lane; and, direct the City Manager to take whatever actions are necessary and appropriate to carry out the intent of this action. (H&RD) (ACCT)

(Pages 13-28)

CC Resolution 04-0197

*Councilmember Ruhstaller remarked that he wonders how the home declined into such disrepair as it is a relatively newer home in comparison to some of the housing stock in the City. He said it was either poorly constructed or poorly maintained by its owner.

6.03) CC Approve an Agreement for Legal Services with LORI J. GUALCO and authorize the City Attorney to execute said Agreement. (CA)

(Pages 29-36)

CC Resolution 04-0198

6.04) CC Approve the contract with the VELOCITY MUNICIPAL MARKETING, LLC (formerly known as MARKETING ALLIANCE GROUP) for research, identification, and implementation of Co-Development Projects in the amount of \$75,000. (CM)

(Pages 37-57)

CC Resolution 04-0199

6.05) CC Authorize a contract with artist ROBERT W. ELLISON of Penngrove, California in the amount of \$50,000 for art services to design, fabricate, and install the Teen Center Identification Feature artwork. (P&R)

(Pages 58-85)

CC Resolution 04-0200

6.06) CC Approve findings and authorize the issuance of a Request for Proposals (RFP) for radio equipment maintenance and service agreement. (AS)

(Pages 86-89)

CC Resolution 04-0201

*Mayor Podesto volunteered to be the Council Representative for the RFP.

6.07) CC Accept the completed public improvements for maintenance by the City of Stockton for the LA MORADA, Unit No. 13--Tract No. 3168 and north side of Morada Lane from Holman Road to the east end of the Subdivision. (PW)

(Pages 90-92)

CC Resolution 04-0202

6.08) CC MORADA RANCH

a) Accept the fully completed public improvements for maintenance of Unit 1;

CC Resolution 04-0203

b) Accept the fully completed public improvements for maintenance of Unit 2;

CC Resolution 04-0204

c) Accept the fully completed public improvements for maintenance of Unit 3; and,

NOTE: Units 1-3 located north of the E.B.M.U.D. right-of-way and east of Marantha Drive.

CC Resolution 04-0205

d) Accept the fully completed public improvements for maintenance of Morada Ranch Landscaped Bikeway/Greenbelt on the E.B.M.U.D. right-of-way by the City of Stockton, located northeast from Hammer Lane to Highway 99 Frontage Road. (PW)

(Pages 93-98)

CC Resolution 04-0206

6.09) CC Authorize execution of a City/State Contribution Agreement for the Fresno Avenue/Charter Way Traffic Signal Improvement project and authorize the City Manager to record any and all appropriations and transactions required for this agreement. (PW) (ACCT)

(Pages 99-109)

CC Resolution 04-0207

6.10) CC DEFERRED ANNEXATION PAYMENT PROGRAM

a) Amend the existing District Annexation Administrative Guidelines for the South Stockton Community Facilities District 90-1 to provide for a by adding a Deferred Payment Plan and reduces the interest rate provision for applicable District annexation fees for qualified commercial/industrial properties;

a) and c) CC Resolution 04-0208

b) Amend the CFD 90-1 Airport "In-Lieu" Fee program by providing a deferred payment agreement for qualified leased County Airport properties requesting City of Stockton sewer service within the adopted Airport "In-Lieu" fee area; and,

CC Resolution 04-0209

c) Adjust the interest rate of the existing Low Density Residential payment program to reflect the current District bond yield as reported by MUNIFINANCIAL INC. (PW)

(Pages 110-126)

c) and a) CC Resolution 04-0208

6.11) CC Authorize an amendment in the amount of \$189,414 to the master contract for preparation of generalized and specialized CEQA and NEPA documents, studies, and related services with HDR ENGINEERING, INC. for preparation of environmental documents and related services for the Davis Road Bridge over Pixley Slough Replacement Project No. 02-32. (PW)

(Pages 127-149)

CC Resolution 04-0210

6.12) CC Schedule a public hearing to consider the requests of INVESTWEST GROUP, LLC for the rezoning of a + 5.11-acre portion of a 6.1-acre site from C-1 to R-1 (Z-20-03) and a Tentative Map (TM32-03) to subdivide a 6.1-acre site into 40 single-family residential lots, for property located on the west end of Lever Boulevard, south of Eighth Street.

(Hearing will be held April 13, 2004.)

Motion to schedule the public hearing

6.13) CC Schedule a public hearing to consider the requests of VICTOR and TINA ROSASCO, TRUST, for the Initial Study/Negative Declaration (IS37-03) for the "Rosasco Auto Storage Zoning Project"; and, for the approval of zoning

(Z-19-03) from unzoned to M-1, Light Industrial District, and M-2, Heavy Industrial District, for the 0.68+ - acre site located west of Union Street, between Oak and Lindsay Streets.
(Hearing will be held April 20, 2004.)

Motion to schedule the public hearing.

6.14) CC/RD APPROVAL OF MINUTES OF SPECIAL CITY COUNCIL MEETING HELD
DECEMBER 17, 2003 AND CONCURRENT CITY COUNCIL/REDEVELOPMENT AGENCY MEETING HELD
MARCH 16 AND 23, 2004. (CC)
(Pages 258-281)

Motion to approve the minutes.

Motion: Approve 6. CC/RD CONSENT AGENDA

City Council: 6.01, 6.02, 6.03, 6.04, 6.05, 6.06, 6.07, 6.08, 6.09, 6.10, 6.11, 6.12, 6.13, 6.14

Redevelopment Agency: 6.14

Moved by Nomura, Vice-Mayor, seconded by Martin, Councilmember.

Vote: Carried 6-0.

Yes: *Podesto, Mayor; Nomura, Vice-Mayor; Ruhstaller, Councilmember; Nickerson, Councilmember; Martin, Councilmember; Giovanetti, Councilmember*

Absent: *Bestolarides, Councilmember*

In reference to Item 6.02, Councilmember Ruhstaller asked how the home got into such disrepair in such a short amount of time being that it is a relatively newer home and is owner occupied.

NOTE: Item 9.01 was heard after Item 6. CC/RD CONSENT AGENDA.

9.01) CC Hearing to consider public comments/testimony regarding the Stockton Historic Landmark Designation - SIKH TEMPLE.

NOTE: At the conclusion of the hearing the following resolution will be available for Council consideration - Based on the following findings: (05:53 PM)

a) It has been determined that there is no potential significant adverse environmental impacts to occur as a result of this designation; therefore this action is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061 (b)(3) of the State CEQA Guidelines; and,

b) The property is of local historical significance under Section 16-144 of the Stockton Municipal Code, Criteria (a) its character, interest or value as a significant part of the heritage of the City, the State or the Nation and Criteria (c) its identification with a person or persons who significantly contributed to the culture and development of the City, the State or the Nation. (CD) (Pages 325-369)

CC Resolution 04-0211 approving the designation of Sikh Temple as a City of Stockton Historic Landmark.

The public hearing was opened at (05:53 PM)

Com Dev Director Jim Glaser introduced the staff report and filed the powerpoint presentation. (05:54 PM)

Leslie Crow gave a more detailed presentation relative to designating the Sikh Temple as a historic landmark. (05:55 PM)

Amrik Singh Dhaliwal, President of the Sikh Temple spoke. (06:02 PM)

The public hearing was closed at (06:10 PM)

Motion: Approve 9.01) CC the Stockton Historic Landmark Designation - SIKH TEMPLE based on the following findings:

a) It has been determined that there is no potential significant adverse environmental impacts to occur as a result of this designation; therefore, this action is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061 (b) (3) of the State CEQA Guidelines; and,

b) The property is of local historical significance under Section 16-144 of the Stockton Municipal Code, Criteria (a) its character, interest or value as a significant part of the heritage of the City, the State or the Nation and Criteria (c) its identification with a person or persons who significantly contributed to the culture and development of the City, the State or the Nation.

Moved by Nomura, Vice-Mayor, seconded by Ruhstaller, Councilmember.

Vote: Carried 6-0.

Yes: Podesto, Mayor; Nomura, Vice-Mayor; Ruhstaller, Councilmember; Nickerson, Councilmember; Martin, Councilmember; Giovanetti, Councilmember

Absent: Bestolarides, Councilmember

7. UNFINISHED BUSINESS (06:12 PM)

8. NEW BUSINESS (06:12 PM)

8.01) CC ACT UPDATE

(Recommendation: Approve a Strategic Action Plan to guide revitalization efforts in the Airport Corridor, and direct the City Manager to use the strategies and actions to guide and coordinate City efforts in the study area.) (06:12 PM)

CC Resolution 04-0212

Letter dated March 26, 2004 from the San Joaquin Housing Authority supporting the Airport Corridor Action Team and the Neighborhood Services Center filed.

Motion: Approve 8.01) CC ACT Strategic Action Plan to guide revitalization efforts in the Airport Corridor, and direct the City Manager to use the strategies and actions to guide and coordinate City efforts in the study area.

Moved by Nomura, Vice-Mayor, seconded by Martin, Councilmember.

Vote: Carried 6-0.

Yes: Podesto, Mayor; Nomura, Vice-Mayor; Ruhstaller, Councilmember; Nickerson,

Councilmember; Martin, Councilmember; Giovanetti, Councilmember
Absent: Bestolarides, Councilmember

9.02) CC Continued Hearing to consider public comments/testimony regarding the City of Stockton-Initiated Code Amendment to Modify Chapter 16 (The Planning and Zoning Code) of the Stockton Municipal Code by adding Section 16-122, et al., for Design Review (CA1-03) and adopting the Stockton Citywide Design Guidelines.

NOTE: At the conclusion of the hearing the following will be available for Council consideration: (06:34 PM)

a) Ordinance amending Chapter 16 (The Planning and Zoning Code) of the Stockton Municipal Code by adding Section 16-122, et al., for Design Review; and,

Ordinance 006-04 C.S., effective April 29, 2004

b) Approve the Stockton Citywide Design Guidelines. (CD)

(Pages 370-391)

CC Resolution 04-0213

The public hearing was opened at (06:34 PM)

Com Dev Director Jim Glaser gave the staff report and filed the powerpoint presentation (06:35 PM)

The following Councilmembers spoke on this item and asked questions:

Councilmember Giovanetti,

Mayor Podesta,

Councilmember Martin,

Councilmember Ruhstaller, (06:41 PM)

The public hearing was closed at (07:03 PM)

Motion: Approve 9.02) CC the City of Stockton-Initiated Code Amendment to Modify Chapter 16 (The Planning and Zoning Code) of the Stockton Municipal Code by adding Section 16-122, et al., for Design Review (CA1-03) and adopting the Stockton Citywide Design Guidelines with the following amendments:

1. Page 3.02-17 Architectural Compatibility - Continue the existing scale of development, especially with regard to compatibility with immediately surrounding development. ADD: except where poor quality design exists in surrounding area.

2. Page 3.03-17 Color H 1. ADD: Garish or inappropriate colors should be avoided.

3. Page 3.03-26. ADD: ADA accessibility where applicable should be integrated into the design and addressed where appropriate in the guidelines.

4. Page 4.01-4 Determining the Appropriate Development Pattern. ADD: except where poor quality design exists in surrounding area.

5. Page 4.01-6. ADD: Water conservation features shall be incorporated in consideration for drought-tolerant

landscaping.

6. Page 4.01-10 Interfaces. ADD: Pedestrian access to commercial facilities is encouraged. Auto access is prohibited.

7. Page 4.01-22 Awnings. CHANGE TO: Awnings should be made of high quality materials such as canvas, acrylic coated canvas or materials, and be consistent with structural design.

8. 4.03 -17 Building Materials 2. REWRITE: Number 2 "no more than two" to indicate high quality materials which relate to the context of Downtown should be encouraged. DELETE: Number 5.

9. Page 4.03 -21. Awnings. MAKE CONSISTENT: with Page 4.01 - 22 Awnings.

10. Page 4.04 -7 Issues. REMOVE: Examples of wooden building and warehouses, PROVIDE different examples, and DELETE reference to a "working waterfront."

Moved by Nomura, Vice-Mayor, seconded by Martin, Councilmember.

Vote: Carried 6-0.

Yes: Podesto, Mayor; Nomura, Vice-Mayor; Ruhstaller, Councilmember; Nickerson, Councilmember; Martin, Councilmember; Giovanetti, Councilmember

Absent: Bestolarides, Councilmember

9.03) CC Hearing to consider public comments/testimony regarding the One-Year Action Plan and Funding Applications for the 2004-2005 Community Development Block Grant (CDBG), Home Investment Partnership (HOME), and Emergency Shelter Grant (ESG) Programs and the Entitlement Amounts for the American Dream Downpayment Initiative (ADDI).

NOTE: The Council will be presented with the final Plan for review and adoption on April 27, 2004. (07:04 PM)

The public hearing was opened at (07:03 PM)

Housing and Redevelopment Director Steve Pinkerton gave the staff report and filed the powerpoint presentation. (07:04 PM)

Sally Wooden, Chair of CDC gave a presentation. (07:07 PM)

Steve Pinkerton continued with his staff report. (07:09 PM)

The following Councilmembers spoke and asked questions under this item:

Councilmember Ruhstaller,

Councilmember Giovanetti,

Mayor Podesto. (07:31 PM)

Public Comments: (07:34 PM)

ToCan Nguyen

Dr. Patricia Hatton introduced the support team from Ebenezer Economic Development Corporation, called The Rock.

Edward Figueroa, Co-Director of St. Mary's Interfaith Dining Room

Joelle Gomez, Women's Center

Child Abuse prevention Council members: Lindy, Charlyn Harliss,

The following councilmembers spoke and asked question on this item:
Councilmember Giovanetti

The public hearing was closed at (07:46 PM)

NO ACTION TAKEN

10. COUNCIL/REDEVELOPMENT AGENCY COMMENTS AND COMMITTEE REPORTS **(07:46 PM)**

Mayor Podesto: asked to adjourn the meeting in memory of Pete Morelli, Sr. and Albert "Albie" Giambruno the first owner of the Shamrock, which no longer exists.

(07:46 PM)

Councilmember Giovanetti (07:46 PM)

Councilmember Giovanetti announced that the groundbreaking ceremony for the arena, ballpark, and hotel complex will take place April 17, 2004, at 10 a.m., on site. He invited the entire community to attend this celebration for family entertainment and noted that it is one of the largest redevelopment projects for the City. He said the first 1,000 fans that show up will receive a commemorative pin. The facilities will include a 5,000 seat stadium for the Stockton Ports Baseball team; a 220,000 sq. ft. arena with seating at sports events for 10,000 and concerts for 12,000, plus a 150 room hotel. Some of the owners of the sports franchises will be speaking at the groundbreaking ceremony and it is possible that some professional athletes may attend. After the groundbreaking ceremony, hot dogs and refreshments will be served at the Weber Point Events Center.

Councilmember Ruhstaller (CM to follow up) (07:49 PM)

He quoted the following from the March issue of Governing magazine, which the article refers to politicians "Don't Watch What We Say, Watch What We Do." He said the article is appropriate in relation to what is being done in with respect to redevelopment of the City.

He said he received a complaint from a citizen who has an ongoing problem with keeping the area he lives in clean, although it is repeatedly cleaned up by the City.

Mayor Podesto (CM to follow up) (07:51 PM)

The Mayor asked if the City is checking for alcohol in the public parks as some issues were reported in the Week that Was newsletter. He noted that none of the City parks allow alcohol except during special events and if citizens are consuming alcohol in the parks they are breaking the law. City Manager Lewis responded that he would provide a complete report on that.

Councilmember Martin (07:52 PM)

Councilmember Martin asked if anyone was going to participate in the asparagus eating contest during the festival, as this year will be the first time the event is being sponsored.

Councilmember Ruhstaller (CM to follow up) (07:52 PM)

He said he met with several firefighters regarding the infrastructure needs of the Fire department, and the new fire stations in the new growth areas of the City. He said he thinks it may be important to get a handle on the issues as the topic will be discussed in about six weeks when the new budget is reviewed and would include capital, staffing, and other costs.

Mr. Lewis commented that he has been working with the fire department as to their capital and operating needs and at this time have limited revenue sources for any expansion. He said they would be presenting the Council with a plan to consider for this November, which is a sales tax override for both police and fire, that will help fund any needed expansions.

Mayor Podesto stated that a plan B is also needed because if it fails, then new home construction would have to be halted if the City is unable to fund expansion of service for those new areas. He said this plan for another tax is going to be a challenge in light of all the other initiatives on the ballot.

Vice Mayor Nomura said she would like to have that discussed at a study session rather than at a regular Council meeting.

11. ADJOURNMENT in memory of Pete Morelli, Sr. and Albert "Albie" Giamb Bruno the first owner of the Shamrock, which no longer exists. (07:54 PM)

KATHERINE GONG MEISSNER
CITY CLERK OF THE CITY OF STOCKTON
SECRETARY REDEVELOPMENT AGENCY

PROOF of PUBLICATION

STATE OF CALIFORNIA }
COUNTY OF SAN JOAQUIN } ss.

THE UNDERSIGNED SAYS:

I am a citizen of the United States, resident of San Joaquin County over the age of eighteen years, and party to or interested in the entitled matter. I am the principal printer of THE RECORD, a newspaper of general circulation, printed and published daily in the City of Stockton, County of San Joaquin and newspaper has been adjudged newspaper of general circulation Superior Court of the County of San Joaquin, State of California, under date of February 25, 1952, File No. 52857, San Joaquin County Record the notice, of which the annexed printed copy (set in type not small nonpareil), has been published in regular and entire issue of newspaper and not in any supplement thereof on the following dates, to-wit:

March 16

all in the year 2004
I declare under penalty of perjury the foregoing is true and correct.
Executed on March 16, 2004
at Stockton, California

Barbara T. [Signature]
MAR 18 2004

Public Notice/Public Hearing Notice City of Stockton Consolidated Planning Document Year (2004-2005) PROPOSED ONE-YEAR ACTION PLAN

The Consolidated Plan includes the planning, application, and reporting requirements for three HUD Programs: Community Development Block Grant (CDBG), HOME Investment Partnership (HOME) and Emergency Shelter Grant (ESG). Also included is an allocation for the American Dream Downpayment Initiative. The Consolidated Plan contains several elements including a One-Year Action Plan for the allocation of financial resources. The Council-appointed Community Development Committee, at their meeting of March 11, 2004, approved a motion recommending the proposed One-Year Action Plan, as printed below, be adopted by the City Council.

A copy of the proposed One-Year Action Plan is available for review at the following locations: (1) City of Stockton, Housing and Redevelopment Department, 22 E. Weber Avenue, Room 350; (2) City Clerk, City Hall, 425 North El Dorado Street; and (3) Cesar Chavez Central Library, 605 North El Dorado Street. The One-Year Action Plan for 2004-05 contains the following recommended allocations of funds:

	CDBG	HOME	ESG
SOURCES OF FUNDS			
New Entitlement	\$5,022,000	\$2,353,529	\$186,592
Program Income Projected for 2004-05	\$1,015,459	\$1,278,779	N/A
Program Income Carryover	\$7,586,123	\$3,918,056	N/A
Sharps Lane Villa Payment	\$30,000	N/A	N/A
American Dream Downpayment Initiative	N/A	\$192,817	N/A
Total Sources	\$13,653,582	\$7,743,181	\$186,592
USES OF FUNDS			
Administrative Support			
General Administration/Oversight	\$1,171,109	\$368,614	N/A
Program Delivery Costs			
Code Enforcement/Environmental Assistance	\$963,723	N/A	N/A
Housing & Economic Development Program			
Operation	\$1,376,525	\$430,780	N/A
Planning - Target Area	\$212,063	N/A	N/A
CHDO Set-Aside	N/A	\$353,029	N/A
CHDO Set-Aside Carryover	N/A	\$407,579	N/A
Housing and Neighborhood Revitalization			
American Dream Downpayment Program	N/A	\$192,817	N/A
Emergency Repair Fund	\$300,000	N/A	N/A
Neighborhood Improvement Funds (ACT)	\$250,000	N/A	N/A
Home Buyer Assistance Program (HAP)	N/A	\$800,000	N/A
Housing Loan Pool	\$2,242,022	\$5,190,362	N/A
CDBG Sub-Recipient Assistance			
Sub-Recipients Underway	\$996,782	N/A	N/A
Emergency Shelter Grant (ESG) Assistance	\$197,190	N/A	\$186,592
Economic Development Program			
Facade Loan/Emergency Grant/ Rehabilitation			
Loan Pool & Downtown Incentive Program	\$400,000	N/A	N/A
Debt Service			
Section 108 Loan Repayment	\$1,076,398	N/A	N/A
Loan Foreclosure	\$362,336	N/A	N/A
Capital Improvement Program			
Target Area Public Improvements	\$1,192,000	N/A	N/A
Target Area Public Improvements Underway	\$2,888,454	N/A	N/A
Alley Abandonment	\$25,000	N/A	N/A
Total Uses	\$13,653,582	\$7,743,181	\$186,592

PUBLIC COMMENTS: Public comments can be made either orally or in writing. Oral comments may be made at the public hearing on the proposed One-Year Action Plan. The public hearing is set for 5:30 p.m., March 30, 2004, City Council Chambers, City Hall, 425 North El Dorado Street, Stockton, CA. The purpose of the public hearing is to give citizens an opportunity to comment on the One-Year Action Plan. The 30-day public comment period starts March 16, 2004 and ends on April 14, 2004 at 5:00 p.m. On April 27, 2004, following the close of the 30-day comment period, the Council will take final action by adopting the One-Year Action Plan as presented or modified as the Council deems appropriate. All proceedings before the City Council are conducted in English. The City of Stockton does not furnish interpreters, and if one is needed, it is the responsibility of the person needing one to provide one. All written comments must be received by 5:00 p.m. on April 14, 2004. All written comments should be sent to: Yvonne Quiring, Deputy Director, Housing and Redevelopment Department, 22 Weber Avenue, Room 350, Stockton, CA 95202

KATHERINE GONG MEISSNER
City Clerk, City of Stockton

#264571 March 16, 2004

Signature



**CITY COUNCIL-
REDEVELOPMENT AGENCY
MEMBERS**

Steve Bestolarides, Dist. 1
Richard F. Nickerson, M.D., Dist. 2
Leslie Baranco Martin, Dist. 3

**MAYOR/CHAIR
GARY A. PODESTO**

Vice Mayor/Vice Chair
Gloria Nomura, Dist. 6

**CITY COUNCIL-
REDEVELOPMENT AGENCY
MEMBERS**

Frank "Larry" Ruhstaller, Dist. 4
Gary S. Giovanetti, Dist. 5

APPOINTED OFFICIALS

City Manager/Agency Executive Director - Mark Lewis, Esq.
Interim City Attorney/Agency Counsel - Jayne W. Williams
City Clerk/Agency Secretary - Katherine Gong Meissner
City Auditor - F. Michael Taylor

**CITY COUNCIL/REDEVELOPMENT AGENCY CONCURRENT
ANNOTATED AGENDA**

April 27, 2004

C-1. CC/RD CALL TO ORDER / ROLL CALL - 4:58 p.m.

Roll Call

Present:

Podesto, Mayor

Bestolarides, Councilmember

Nomura, Vice-Mayor

Nickerson, Councilmember

Ruhstaller, Councilmember

Martin, Councilmember

Giovanetti, Councilmember

C-2. CC/RD ANNOUNCEMENT OF CLOSED SESSION

C-2.1) CONFERENCE WITH LEGAL COUNSEL--EXISTING LITIGATION Number of Cases: One
Name of Case: City of Stockton and County of San Joaquin v. State Water Resources Control Board;
California Regional Water Quality Control Board for the Central Valley Region. No. 03CS01746
(Sacramento County) Re: Petition of City of Stockton: San Joaquin County (Waste Discharge
Requirements Order No. R5-2002-0181 [NPDES No. CAS083470] for City of Stockton and County of San
Joaquin Municipal Separate Storm Sewer System), Central Valley Region.
This Closed Session is authorized pursuant to Government Code section 54956.9(a).

C-3. CC/RD ADJOURN TO CLOSED SESSION

The Council returned from closed session at 5:05 p.m. and recessed.

1. CC/RD CALL TO ORDER/ROLL CALL (05:30 PM)

Roll Call (05:30 PM)

Present:

Podesto, Mayor

Bestolarides, Councilmember

Nomura, Vice-Mayor

Nickerson, Councilmember

Ruhstaller, Councilmember

Martin, Councilmember

Giovanetti, Councilmember

2. CC/RD REPORT OF ACTION TAKEN IN CLOSED SESSION (05:30 PM)

Interim City Attorney Jayne Williams reported that the Council met this evening in Closed Session under Item C-2.1 to discuss litigation of the City of Stockton and the County of San Joaquin versus the State Water Resources Control Board and the California Regional Water Quality Control Board for the Central Valley Region. The Council authorized a proposed settlement that the Executive Officer of the Regional Board would send a letter to the City and County explaining that the intent of the Order to provide that strict compliance with water quality standards is not required and the City and County will be in compliance with the Order if they take action to achieve compliance with water quality standards over time. The Council approved the settlement and there will be a dismissal of litigation. The vote was 7 to 0.

3. INVOCATION/PLEDGE TO FLAG - Councilmember Giovanetti/Councilmember Bestolarides (05:31 PM)

4. PROCLAMATIONS/COMMENDATIONS/CITY ANNOUNCEMENTS OR INVITATIONS (05:32 PM)

4.01) CERTIFICATES OF RECOGNITION: (05:32 PM)

a) Honoring Three UOP Waterpolo Players Who Assisted in Saving a Stockton Firefighter during a Training Exercise at UOP Pool

Recipients: Paul Sherrin, Julian Gonzales, and Alex Smith-Jones; and, (05:32 PM)

b) Award of Appreciation presented to the Stockton 2003 - 2004 NAACP Youth Council For Your Outstanding Youth Conference and Commitment to Youth

Recipient: Youth Council Chairperson Candace Hodge
(05:35 PM)

4.02) PROCLAMATION:

Municipal Clerk's Week - May 2-8, 2004

Recipient: Karen Rosson, Assistant City Clerk
(05:36 PM)

5. CITIZENS' COMMENTS, ANNOUNCEMENTS OR INVITATIONS* (05:39 PM)

Speaker: Eileen St. Yves (CM to follow up) (05:40 PM)

Ms. St. Yves, President of the San Joaquin County Rental Property Association, said that the Association has been fielding calls related to bills sent out for inspection permits for \$185 per property for multi-family housing units of four or more. She said that the amount does not include license or other fees, or taxes, according to the notice. Ms. St. Yves said that Proposition 218 closes some of the loopholes of the 1978 Proposition 13, which means that the City is not allowed to impose taxes or fees without notifying the property owner a minimum of 45 days in advance of a public hearing. She asked when the public hearing was held. She recounted that the Association has been working with the Mayor on an inspection ordinance for the past eight months and nothing was ever mentioned about this fee. She asked if the fee is for rental property owners only or if commercial properties received the same bill. Ms. St. Yves said that there was a contact number on the bill, but the number is for Fire Prevention and when questions were asked they were referred to City Hall. She said that owners pay for business licenses and asked what services are included in that fee. She noted that rentals provide housing for almost half the City's population but rental property owners are treated as the worst of business people. She added that the rental property owners do not trust the City.

The Mayor said he was not aware of the fee referred to and requested that the City Manager provide information on this fee.

Speaker: ToCan Nguyen (05:43 PM)

Ms. Nguyen repeated her allegations that she is being poisoned daily by chemicals, tortured, and injected with drugs. She continued her complaints of conspiracy and malfeasance at all levels of government.

6. CC/RD CONSENT AGENDA

City Council: 6.01, 6.02, 6.03, 6.04, 6.05, 6.06, 6.07, 6.08

Redevelopment Agency: 6.07 (05:49 PM)

On Item 6.06, Mayor Podesto asked if the Automated Internet Signup Management Program for the Library is a management program for the Library or if it is for Internet access for library clients.

City Manager Mark Lewis said that it is access for the library, allowing one to get a library card and other interactions.

Mayor Podesto requested information on who can get on the workstations and what they could see.

Library Director Nicki Stanke explained that this is software that will allow the library customers to sign themselves up to use a PC workstation in the library for Internet access. She noted that limited computers are available so at present there is a manual sign-up list at every library branch. This program will manage the signing-up process and will time the use. The workstation will shut down when the time is up. At present, library staff must monitor the length of use. In response to Mayor Podesto, Ms. Stanke said that at

two of the library branches there are separate workstations for youth. She said that those computers default to a filtered search engine. The others do not but an adult could use the filter as a choice. Library staff do monitor youth and the workstations so that they remain appropriate in a public setting.

Mayor Podesto requested that this Item be pulled and be heard as Item 7.01, stating that he would vote against it because of the lack of control on adult material.

Councilmember Ruhstaller requested that Item 6.08 be pulled from the Consent Calendar to be heard as Item 7.02.

6.01) CC Approve findings and authorize the purchase of one truck with thermoplastic pre-melter and applicator through the CITY OF LOS ANGELES' contract with TMT-PATHWAY, LLC in the amount of \$145,408.63 (PUR 04-60). (PW) (Pages 1-4)

CC Resolution 04-0271

6.02) CC VILLA ANTINORI ESTATES

a) Accept the partially completed public improvements for maintenance by the City of Stockton for Unit No. 3 -- Tract No. 3325, located east of Holman Road and north of Morada Lane and Mosher Slough; and,

b) Accept the partially completed public improvements for maintenance by the City of Stockton for Unit No. 4 -- Tract No. 3326, located east of Holman Road and north of Morada Lane. (PW) (Pages 5-7)

a) and b) CC Resolution 04-0272

6.03) CC Authorize execution of the WINDMILL PARK, Unit No. 1--Tract No. 3295 subdivision (located north of Whistler Way and east of Davis Road) agreement, accept on behalf of the public all offers of dedication, and authorize recordation of the map. (PW) (Pages 8-12)

CC Resolution 04-0273

6.04) CC Authorize execution of the WATERFORD ESTATES EAST, Unit No. 8 -- Tract No. 3346 subdivision (located south of Eight Mile Road, west of Davis Road, and north of Pixley Slough) agreement, accept on behalf of the public all offers of dedication, and authorize recordation of the map. (PW) (Pages 13-17)

CC Resolution 04-0274

6.05) CC Authorize execution of the STOCKTON TRIANGLE INDUSTRIAL PARK, Unit No. 3--Tract No. 3403 subdivision (located south of Farmington Road, east of State Route 99, and north of Mariposa Road) agreement, accept on behalf of the public all offers of dedication, and authorize recordation of the map. (PW) (Pages 18-22)

CC Resolution 04-0275

6.06) CC Authorize the expenditure of \$34,388 for the hardware and software necessary to implement an automated Internet Sign-up Management program at the Library. (LIB) (Pages 23-26)

Note: This Item was removed from the Consent Calendar and heard as Item 7.01.

6.07) CC/RD APPROVAL OF MINUTES OF REGULAR CITY COUNCIL/REDEVELOPMENT
AGENCY MEETING HELD APRIL 20, 2004. (CC)

Motion to approve the minutes.

6.08) CC Establish a City policy in regards to possible Measure K Renewal. (CM)

Note: This item was removed from the Consent Calendar and heard as Item 7.02.

Motion: Approve 6. CC/RD CONSENT AGENDA

City Council: 6.01, 6.02, 6.03, 6.04, 6.05, 6.06*, 6.07, 6.08*

Redevelopment Agency: 6.07

*Note: Mayor Podesto asked questions on Item 6.06 and ultimately requested that this item be removed from the consent calendar and heard as Item 7.01.

Councilmember Ruhstaller asked that Item 6.08 be removed from the consent calendar and heard as Item 7.02.

Moved by Podesto, Mayor, seconded by Martin, Councilmember.

Vote: Carried 7-0.

Yes: *Podesto, Mayor; Bestolarides, Councilmember; Nomura, Vice-Mayor; Nickerson, Councilmember; Ruhstaller, Councilmember; Martin, Councilmember; Giovanetti, Councilmember*

7. UNFINISHED BUSINESS (05:54 PM)

7.01 (formerly 6.06) CC Authorize the expenditure of \$34,388 for the hardware and software necessary to implement an automated Internet Sign-up Management program at the Library. (LIB) (Pages 23-26) (05:54 PM)

CC Resolution 04-0276

Motion: Approve 7.01 (formerly 6.06) CC Authorize the expenditure of \$34,388 for the hardware and software necessary to implement an automated Internet Sign-up Management program at the Library and that there be a guarantee by the Council to have a full discussion during the upcoming budget hearings.

Moved by Podesto, Mayor, seconded by Nomura, Vice-Mayor.

Vote: Carried 7-0.

Yes: *Podesto, Mayor; Bestolarides, Councilmember; Nomura, Vice-Mayor; Nickerson, Councilmember; Ruhstaller, Councilmember; Martin, Councilmember; Giovanetti, Councilmember*

Item 7.02 (formerly Item 6.08) CC Establish a City policy in regards to possible Measure K Renewal. (CM) (06:02 PM)

CC Resolution 04-0277 establishing a City policy in regard to a possible Measure K renewal.

City Manager Mark Lewis filed the powerpoint presentation and gave the staff report on this item.

The following spoke on this item:

Mayor Podesto,

Councilmember Nickerson,

Interim City Attorney Jayne Williams,

Program Manager Mark Parrot,

Councilmember Ruhstaller,

Councilmember Giovanetti,

Vice Mayor Nomura,

Councilmember Bestolarides

The following audience members spoke on the item:

Sarah Williams

Dale Stocking

Tocan Nguyen

Motion: Approve Item 7.02 (formerly Item 6.08) CC Resolution establishing a City policy in regards to possible Measure K Renewal, including:

1. Consideration of an Expenditure Plan for a Measure K renewal ordinance is deferred until after the November 2004 General Election.
2. Appointment of representatives of the City Council who serve on the Board of the Council of Governments, Mayor Podesto and Councilmember Giovanetti, and City Manager Mark Lewis to pursue a fair and effective resolution of the outstanding issues relating to the renewal of Measure K so that at a future date a Measure K renewal measure will contain provisions that are in the best interest of the citizens of Stockton and the region.
3. Establishment of a citizens committee to study the issue and make recommendations in the best interest of the city.

Moved by Nomura, Vice-Mayor, seconded by Giovanetti, Councilmember.

Vote: Carried 7-0.

Yes: *Podesto, Mayor; Bestolarides, Councilmember; Nomura, Vice-Mayor; Nickerson, Councilmember; Ruhstaller, Councilmember; Martin, Councilmember; Giovanetti, Councilmember*

8. NEW BUSINESS (06:43 PM)

8.01) CC STREAMING VIDEO COUNCIL MEETINGS - Presentation by City Clerk Katherine Meissner (06:43 PM)

NO ACTION TAKEN--INFORMATION ONLY

Nomura, Vice-Mayor left the meeting at 06:48 PM

Nomura, Vice-Mayor joined the meeting at 06:49 PM

9. PUBLIC HEARINGS (06:50 PM)

9.01) CC Hearing to consider public comments/testimony regarding the approval of the 2004-2005 One-Year Action Plan, including the accompanying funding allocation plan and technical adjustments for the CDBG, HOME, and ESG Programs and revisions to the Single-Family, Multi-Family, and Homebuyers Assistance Programs, effective July 1, 2004; and, authorize execution of all documents and forward the plan to the U.S. Department of Housing and Urban Development and to carry out the administrative actions necessary to implement the Council direction. (H&RD) (Pages 27-35) (06:50 PM)

CC Resolution 04-0278

Housing and Redevelopment Director Steve Pinkerton filed the powerpoint presentation and gave the staff report.

Mayor Podesto opened the public hearing.

The following audience members spoke on this item:

ToCan Nguyen

Motion: Approve 9.01) CC Resolution approving the 2004-2005 One-Year Action Plan, including the accompanying funding allocation plan and technical adjustments for the CDBG, HOME, and ESG Programs and revisions to the Single-Family, Multi-Family, and Homebuyers Assistance Programs,

effective July 1, 2004; and, authorize execution of all documents and forward the plan to the U.S. Department of Housing and Urban Development and to carry out the administrative actions necessary to implement the Council direction.

Moved by Martin, Councilmember, seconded by Nomura, Vice-Mayor.

Vote: Carried 7-0.

Yes: *Podesto, Mayor; Bestolarides, Councilmember; Nomura, Vice-Mayor; Nickerson, Councilmember; Ruhstaller, Councilmember; Martin, Councilmember; Giovanetti, Councilmember*

10. COUNCIL/REDEVELOPMENT AGENCY COMMENTS AND COMMITTEE REPORTS **(06:58 PM)**

Comment: Councilmember Martin (06:59 PM)

Nickerson, Councilmember left the meeting at 06:59 PM

Councilmember Martin congratulated the Committee on the Asparagus Festival, including the Executive Board, City staff, and all those who worked hard to make it a success. She said that it was a great event, with great planning and great weather. She noted that her colleagues worked very hard, with Councilmember Ruhstaller working with the Celebrity Chef, Martin Yan, and Councilmember Giovanetti also participating.

Comment: Councilmember Giovanetti (07:00 PM)

1. Councilmember Giovanetti relayed what a "solve the problem" attitude that City staff and everyone had related to the Festival. He recounted that a City staff member from Parks and Recreation was told by the manager of the Clydesdale horses "You guys are too easy, what's going on?" when the employee solved a problem related to the horses on the grass. Councilmember Giovanetti said that this attitude was demonstrated all through the event. He also noted that 11 tons of asparagus were deep fried, a new record. 2. He announced that on Friday, May 7, at 9:30 a.m. the second Arbor Day will be held at Commodore Skills School and trees will be planted. 3. He also announced that a Senior Breakfast, "Join Hands Day," hosted by the Stockton Youth Advisory Commission, will be held Saturday, May 1 from 9 a.m. to 11 a.m. at the Oak Park Senior Center. This is a fundraiser for the Commission and the suggested donation is \$3. 4. He reminded all of the March of Dimes WalkAmerica chaired by City Manager Mark Lewis, to be held Saturday, May 15 at Atherton Park, Quail Lakes and Grouse Run Drives, with registration from 8 to 9 a.m. The 10K walk starts at 9 a.m. Those desiring more information can call 522-5626 or access the web site, www.walkamerica.org.

Nickerson, Councilmember joined the meeting at 07:03 PM

Comment: Vice Mayor Nomura (CM to follow up) (07:04 PM)

1. Vice Mayor Nomura thanked Mr. Lewis for the success of the Festival, citing his leadership and direction to City staff. She said that he has proven that the Festival is the signature event for Downtown Stockton. This event also demonstrated for many the energy being generated Downtown, which was a surprise for those who have not been Downtown. 2. She announced that the Airport Corridor Job Fair will be held April 29 from 10 a.m. to 3 p.m. at the Fairgrounds, Building 3, 1658 South Airport Way. This is an opportunity for those seeking employment as there will be on-site employers conducting interviews, and also employment and community resources and programs. 3. She presented the City Manager with letters about Thornton Road and Spanos Park, "No parking" signs posted on the south side of Eight Mile Road, and about West Robinhood and Nottingham Drives.

Comment: Councilmember Ruhstaller (07:05 PM)

Councilmember Ruhstaller thanked those from the Alternative Work Program who removed nineteen tons of garbage from Smith Canal. He said that there is probably that amount still in the Canal, and the Friends of Smith Canal, with the help of various City Departments, will be holding another clean-up later this spring. He said that this project proves that if everyone gets together and decides on a plan, a great deal can be accomplished.

Comment: Councilmember Giovanetti (07:07 PM)

Councilmeber Giovanetti said that he had neglected earlier to thank the thousands of volunteers who contributed their free time, adding that the event could not take place without them.

Comment: Mayor Podesta (CM to follow up) (07:07 PM)

1. The Mayor echoed the previous comments on the success of the Asparagus Festival, thanking the City Manager, City employees, all those who participated in any manner, and also the attendees. He said that he has gotten great feedback from people, especially from those who came from out-of-town. 2. He referred to a letter about garbage rates, stating that most utilities provide a lifeline plan for those on a fixed income because of disability. He referred the letter to the City Manager, who responded that this issue will be on the next Council agenda. 3. The Mayor noted that Jaye Bradley, who managed California Cedar Products for years and was his wife Janice's aunt, passed away yesterday and requested that the meeting be adjourned in Ms. Bradley's memory.

11. ADJOURNMENT - In memory of Jane Bradley (07:09 PM)

KATHERINE GONG MEISSNER
CITY CLERK OF THE CITY OF STOCKTON
SECRETARY REDEVELOPMENT AGENCY

APPENDIX C

LISTING OF PROPOSED PROJECTS

TABLE C-1
U.S. Department of Housing Urban Development
City of Stockton Listing of Proposed Projects

Plan Year - Project ID	Project Title/ Description	HUD Matrix Code	Title	Citation	National Obj.	Accomplishment Type	Title	Proposed Estimate	Fund	Funding Estimate
2004-0001	ADMINISTRATION Administration of the CDBG program including oversight management. Location: 04 N/A	21A	General Program Administration	570.206	NA				CDBG	\$1,171,109
							Completion Date: 6/30/05			
2004-0002	CODE ENFORCEMENT Proactive code enforcement program focused on low and moderate income areas including city designated "Safe Neighborhoods" and "CDBG Target" neighborhoods. The City of Stockton allocates CDBG funds annually to pay a portion of the salary costs associated with code enforcement activities. Low-moderate area: 70.22% Location: 03 CT & BGs	15	Code Enforcement	570.202(C)	LMA	10	Housing Units	3,500	CDBG	\$ 963,723
	CT BG CT BG CT BG CT BG CT BG CT BG									
	0001.00 01 0006.00 01 0012.00 01 0020.00 01 0025.02 01 0033.09 02									
	0001.00 02 0006.00 02 0013.00 01 0020.00 02 0028.00 02 0033.10 02									
	0001.00 03 0006.00 03 0013.00 02 0020.00 03 0031.08 02 0033.11 03									
	0001.00 04 0007.00 01 0013.00 03 0021.00 01 0031.08 03 0034.04 01									
	0001.00 05 0007.00 02 0014.00 02 0021.00 02 0031.09 01 0034.04 02									
	0003.00 01 0007.00 03 0014.00 03 0021.00 03 0031.10 03 0034.04 03									
	0003.00 02 0007.00 04 0015.00 04 0022.00 03 0031.10 04 0034.05 03									
	0003.00 03 0034.08 03 0016.00 01 0022.00 04 0032.08 04 0034.06 01									
	0003.00 04 0008.00 01 0016.00 02 0022.00 05 0032.11 01 0034.06 02									
	0004.01 02 0008.00 02 0018.00 01 0023.00 01 0032.11 03 0034.07 01									
	0004.02 01 0009.00 02 0018.00 03 0023.00 02 0033.06 01 0034.07 02									
	0004.02 02 0009.00 03 0018.00 04 0023.00 03 0033.06 02									
	0004.02 03 0009.00 04 0019.00 01 0024.00 01 0033.07 02									
	0004.02 04 0009.00 05 0019.00 02 0024.00 02 0033.07 03									
	0005.00 01 0010.00 02 0019.00 03 0024.00 03 0033.08 01									
	0005.00 02 0011.02 05 0019.00 06 0025.01 01 0033.09 01						Completion Date: On Going			
2004-0003	HOUSING & ECONOMIC DEVELOPMENT PROGRAM OPERATION Staff and service delivery costs associated with implementation of various housing programs. Location: 04 N/A	14H	Rehabilitation Administration	570.202	LMH	10	Housing Units	47	CDBG	\$1,376,525
							Completion Date: 6/30/05			
2004-0004	HOME ADMINISTRATION Administration of the HOME program including oversight, management and capacity building. Location: 04 N/A	21H	HOME Admin/Planning Costs of PJ		NA				HOME	\$ 368,614
							Completion Date: On Going			
2004-0005	TECHNICAL ASSISTANCE TO TARGET AREAS Technical assistance as eligible under 24 CFR 570.201(p) for neighborhood revitalization of target areas including the Airport Way Corridor. The technical assistance provided will result in low income housing and the general revitalization of the area. Location: 02 Community-Wide	14A	Rehab; Single-Unit Residential	570.202	LMH	10	Housing Units	25	CDBG	\$ 212,063
							Completion Date: On Going			
2004-0006	HOUSING ASSISTANCE PROGRAM Funds will be available to assist qualified low to moderate income households with downpayment assistance and/or soft 2nd mortgages. Homebuyers will also have the option of combining the downpayment assistance with a rehabilitation loan. Location: 02 Community-Wide	13	Direct Homeownership Assistance	570.201(N)	NA	4	Households (General)	5	HOME	\$ 800,000
							Completion Date: On Going			

TABLE C-1
U.S. Department of Housing Urban Development
City of Stockton Listing of Proposed Projects

Plan Year - Project ID	Project Title/ Description	HUD Matrix Code Title	Citation	National Obj.	Accomplishment Type Title	Proposed Estimate	Fund	Funding Estimate
2004-0007	HOME PROGRAM HOUSING LOAN POOL HOME funds will be used to provide financial assistance for the rehabilitation or development of low income housing on a city-wide basis. The Rental Housing Program will be available for the rehabilitation of rental units. The Multi-Family Housing Program will be utilized for the rehabilitation or construction of multi-family housing units. The Housing Rehabilitation Program and the Housing Reconstruction Program will be available to single family homeowners to make repairs to their residences. Location: 02 Community-Wide	14A	Rehab; Single-Unit Residential	570.202	NA 10 Housing Units	27	HOME	\$5,190,362
						Completion Date: On Going		
2004-0008	CDBG HOUSING PROGRAM CDBG funds will be provided for through various City housing programs for the improvement of low and moderate income housing city-wide. The Rental Housing Program will be used to rehabilitate rental units for low income households. The Multi-Family Housing Program will be available to assist in the rehabilitation or the development of low and moderate income multi-family housing. Location: 02 Community-Wide	14A	Rehab; Single-Unit Residential	570.202	LMH 10 Housing Units	15	CDBG	\$2,242,022
						Completion Date: On Going		
2004-0009	EMERGENCY REPAIR FUND Funds provided for the repair of immediate health and safety conditions which present a danger to the occupants of the home. Grants and loans are available for owner occupied single family homes. Location: 02 Community-Wide	14A	Rehab; Single-Unit Residential	570.202	LMA 10 Housing Units	6	CDBG	\$ 300,000
						Completion Date: On Going		
2004-0010	SAN JOAQUIN FAIR HOUSING This activity supports the local fair housing office which provides services in the form of tenant/landlord education and mediation. Location: 02 Community-Wide	05J	Fair Housing Activities	570.201(E)	LMC 1 People (General)	17,550	CDBG	\$ 135,262
						Completion Date: 6/30/05		
2004-0011	NEIGHBORHOOD IMPROVEMENT FUNDS This housing assistance program will provide homeowners in target areas with CDBG funds to make minor interior and exterior repairs. Location: 02 Community-Wide	14A	Rehab; Single-Unit Residential	570.202	LMH 10 Housing Units	10	CDBG	\$ 250,000
						Completion Date: On Going		
2004-0012	CHAMBER SMALL BUSINESS INCUBATOR Provide rent, office space and technical and clerical support to small start-up businesses resulting in the creation of low income jobs. Location: 02 Community-Wide	18C	Micro-Enterprise Assistance	570.201 (o)	LMJ 13 Jobs	50	CDBG	\$ 78,400
						Completion Date: 6/30/05		
2004-0013	SUB-RECIPIENT PUBLIC FACILITY IMPROVEMENTS CDBG funds will be used for the rehabilitation of the following public facilities: Boys & Girls Club of Stockton - \$60,000 for the renovation of two rooms at the clubhouse; Child Abuse Prevention Council - \$565,612 for the completion of the first floor of the new first step children's center; Delta Health Care - \$48,134 for the construction of a school-based health center at Franklin High School; and Greater Stockton Emergency Food Bank - \$3,500 to conduct a planning study for the expansion of the food bank's existing facility. Location: 01 Address Name: Boys & Girls Club Name: Child Abuse Prevention Council Address: 303 Olympic Circle Address: 540 California Street City: Stockton City: Stockton Name: Delta Health Care Name: Food Bank Address: Franklin Health Center Address: 7 W Scotts Avenue City: Stockton City: Stockton	3	Public Facilities and Improvements (General)	570.201(C)	LMC 11 Public Facilities	4	CDBG	\$ 677,246
						Completion Date: 6/30/05		
2004-0014	STOCKTON HOUSE Delivery cost associated with implementation of home funded housing projects. Location: 02 Community-Wide	14B	Rehab; Multi-Unit Residential	570.202	NA 10 Housing Units	52	HOME	\$ 430,780
						Completion Date: On Going		

TABLE C-1
U.S. Department of Housing Urban Development
City of Stockton Listing of Proposed Projects

Plan Year - Project ID	Project Title/ Description	HUD Matrix Code	Title	Citation	National Obj.	Accomplishment Type	Title	Proposed Estimate	Fund	Funding Estimate
2004-0015	CHDO SET-ASIDE FUNDS Set aside funds as required by HUD HOME regulations for housing activities owned, developed and/or sponsored by qualified Community Housing Development Organizations (CHDO). Location: 02 Community-Wide	14B	Rehab; Multi-Unit Residential	570.202	NA	10	Housing Units	15	HOME	\$ 760,608
								Completion Date: On Going		
2004-0016	ECONOMIC DEVELOPMENT LOAN POOL Rehabilitation of commercial properties in eligible target areas including facade improvement, emergency repairs, commercial rehabilitation, infill assistance, and permit fee incentives. Eligible areas included the West End Redevelopment Project Area, El Dorado Street between Harding Way and Park Street, California Street between Harding Way and Park Street, East Main Street between Wilson Way and Highway 99, Fremont Street between Ryde Avenue and Interstate 5, Charter Way between Interstate 5 and Airport Way, and Airport Way between Charter way and Twelfth street. Location: 03 CT & BGs CT BG CT BG CT BG CT BG CT BG CT BG 0001.00 01 0003.00 02 0004.02 01 0019.00 01 0022.00 05 0024.00 01 0001.00 02 0003.00 03 0004.02 02 0019.00 05 0023.00 01 0027.01 05 0001.00 05 0003.00 04 0009.00 02 0020.00 02 0023.00 03 0027.02 03 0003.00 01	14E	Rehab; Publicly or Privately-Owned Commercial	570.202	SBA	08	Businesses	10	CDBG	\$ 400,000
								Completion Date: On Going		
2004-0017	DEBT SERVICE - SECTION 108 LOAN REPAYMENT The City of Stockton received a Section 108 Loan that was used for the development of the Hotel Stockton, the Downtown Cineplex, Weber Block Plaza (Dean DeCarli Square), and the Mercy Charities affordable housing development. These funds represent the City's repayment of the loan funds and interest. Location: 04 N/A	19F	Planned Repayment of Section 108 Loan Principal		NA				CDBG	\$1,076,398
								Completion Date: 6/30/05		
2004-0018	INFRASTRUCTURE IMPROVEMENTS Installation of curbs, gutters, sidewalks, and streets along portions of O'Dell Avenue from Walker Slough to Clayton Avenue within the Taft CDBG Target Neighborhood. Curbs, gutters, sidewalks, and streets will also be installed in the Gleason Park Neighborhood Revitalization Area. CDBG funds will also be used for alley abandonment purposes. The City will install frontage improvements and gating for low-income neighborhoods requesting alley closures. Location: 03 CT & BGs CT BG CT BG 0001.00 03 0024.00 06	03K	Street Improvements	570.201(C)	LMA	01	People (General)	2,235	CDBG	\$1,017,000
								Completion Date: 6/30/06		
2004-0019	S-HAVEN OF PEACE-04 Non-staff operational costs of emergency shelter services at the Haven of Peace Emergency Shelter. The Haven of Peace serves homeless women and children. The shelter provides women and families in crisis with the basic needs of food, clothing, and shelter. City of Stockton ESG funds will be used for administrative expenses including audits, taxes, insurance, office supplies and utilities. Location: 01 Address Address: 7070 Harlan Road City: French Camp State: CA	03C	Homeless Facilities (not operating costs)	570.201(C)	NA	01	People (General)	400	ESG	\$ 25,726
								Completion Date: 6/30/05		
2004-0020	S-CENTER FOR POSITIVE PREVENTION ALTERNATIVES- 04 Non-staff operational costs of emergency shelter services. Center for Positive Prevention Alternatives provides services to runaway, homeless and throwaway youth and their families. Services include case management, counseling, life skills training, employment preparation, and shelter. City of Stockton ESG funds will be used to cover the costs of utilities for the emergency shelter. Location: 01 Address Name: Center for Positive Prevention Alternatives Address: 729 N California Street City: Stockton	03C	Homeless Facilities (not operating costs)	570.201(C)	NA	01	People (General)	400	ESG	\$ 6,510
								Completion Date: 6/30/05		

TABLE C-1
U.S. Department of Housing Urban Development
City of Stockton Listing of Proposed Projects

Plan Year - Project ID	Project Title/ Description	HUD Matrix Code	Title	Citation	National Obj.	Accomplishment Type	Title	Proposed Estimate	Fund	Funding Estimate
2004-0021	S-GOSPEL CENTER RESCUE MISSION-04 Non-staff operational costs of homeless shelter. The Gospel Center Rescue Mission shelters provide food, clothing, counseling, addiction treatment, supportive housing, and shelter for homeless single women and families. Location: 01 Address Name: Gospel Center Rescue Mission Address: 445 S San Joaquin Street City: Stockton	03C	Homeless Facilities (not operating costs)	570.201(C)	NA	01	People (General)	575	ESG	\$ 18,376
	Completion Date: 6/30/05									
2004-0022	S- STOCKTON SHELTER FOR THE HOMELESS-04 Non-staff operational and maintenance costs of homeless shelter including homeless prevention activities. Stockton Shelter for the Homeless provides emergency shelter to homeless single adults and families. One-time rent assistance is provided to qualified families to prevent homelessness. City of Stockton ESG funds will be used for utilities, insurance, maintenance, and supplies. \$6,000 will be used for homeless prevention. Location: 01 Address Name: Stockton Shelter for the Homeless Address: 611 W Church Street City: Stockton	03C	Homeless Facilities (not operating costs)	570.201(C)	NA	01	People (General)	3,250	ESG	\$ 51,452
	Name: Stockton Shelter for the Homeless Address: 411 S Harrison Street City: Stockton							Completion Date: 6/30/05		
2004-0023	S-ST. MARY'S INTERFAITH DINING ROOM-04 Non-staff operational and maintenance cost of homeless service provider. St. Mary's Interfaith Dining Room provided basic necessities to the homeless and working poor including meals, medical care, dental care, eye examinations, clothing, hygiene facilities, and transitional schooling for homeless children. City of Stockton ESG funds will be used to cover maintenance costs, supplies, and utilities. Location: 01 Address Name: St. Mary's Interfaith Dining Room Address: 545 W Sonora Street City: Stockton	03C	Homeless Facilities (not operating costs)	570.201(C)	NA	01	People (General)	18,000	ESG	\$ 55,126
	Completion Date: 6/30/05									
2004-0024	S-WOMEN'S CENTER DAWN HOUSE-04 Non-staff operational and maintenance costs of homeless shelter. The Women's Center of San Joaquin Dawn House emergency shelter is the only confidential shelter for battered women and their children in San Joaquin County. The program provides counseling and support groups, court accompaniment and advocacy services, food, clothing, information and referral, educational classes, and an immediate safe haven for victims and their children fleeing from violent and abusive relationships. City of Stockton ESG funds will be used to cover the costs of supplies, maintenance, insurance, laundry, and utilities. Location: 01 Address Name: Women's Center of San Joaquin Address: 620 N San Joaquin Street City: Stockton	03C	Homeless Facilities (not operating costs)	570.201(C)	NA	01	People (General)	625	ESG	\$ 29,402
	Completion Date: 6/30/05									
2004-0025	AMERICAN DREAM DOWNPAYMENT PROGRAM Downpayment assistance and rehabilitation assistance for qualified first time homebuyers. Homebuyer must be at 80% of median income or less. Location: 02 Community-Wide	13	Direct Homeownership Assistance	570.201(N)	NA	10	Housing Units	5	HOME	\$ 192,817
	Completion Date: On Going									
2004-0026	VAN BUSKIRK COMMUNITY CENTER CDBG funds will provide for the expansion of the Van Buskirk Community Center located south of Houston Avenue and west of Manthey Road. The improvements include construction of a gymnasium, restrooms, weight room, storage, and fire sprinklers. Location: 01 Address Name: Van Buskirk Community Center Address: Houston Avenue & Manthey Road City: Stockton	03F	Parks, Recreational Facilities	570.201(C)	LMA	11	Public Facilities	1	CDBG	\$ 200,000
	Completion Date: 6/30/06									

TABLE C-1
U.S. Department of Housing Urban Development
City of Stockton Listing of Proposed Projects

Plan Year - Project ID	Project Title/ Description	HUD Matrix Code	Title	Citation	National Obj.	Accomplishment Type	Title	Proposed Estimate	Fund	Funding Estimate
2004-0027	SECOND HARVEST FOOD BANK Second Harvest Food Bank will distribute food to 2,055 low-income Stockton individuals and families. Location: 02 Community-Wide	05	Public Services (General)	570.201(E)	LMC	01	People (General)	2,055	CDBG	\$ 20,000
							Completion Date: 6/30/05			
2004-0028	EBENEZER ECONOMIC DEVELOPMENT CORPORATION Ebenezer Economic Development Corporation will run a senior and youth center which will provide group activities and after school programs including tutoring, health and nutritional programs, computer courses, and music instruction. Location: 01 Address Name: Ebenezer Economic Development Corporation Address: 701 E Weber Avenue City: Stockton	05	Public Services (General)	570.201(E)	LMC	01	People (General)	7,200	CDBG	\$ 60,854
							Completion Date: 6/30/05			
2004-0029	COLD WEATHER SHELTER Stockton Shelter for the Homeless operates an overflow shelter during the winter months out at the Artesi II Migrant Farmworker Family Center. City of Stockton CDBG funds will be used to fund this cold weather shelter. Location: 01 Address Name: Cold Weather Shelter Address: Artesi II Migrant Farmworker Center City: French Camp	03T	Operating Costs of Homeless/AIDS Patients Program	570.201(E)	LMC	01	People (General)	1,108	CDBG	\$ 25,000
							Completion Date: 3/30/05			
2004-0030	LOAN FORECLOSURES Funds will be used for this activity when the City has to repurchase a property that is in foreclosure and the property had been assisted by the City and was secured by a deed of trust. Location: 02 Community-Wide	01	Acquisition of Real Property	570.201(A)	LMH	10	Housing Units	3	CDBG	\$ 362,336
							Completion Date: On Going			

**TABLE C-2
PROPOSED PROJECT ACCOMPLISHMENTS**

Proposed Activity	Source	Performance Measure	Expected Number Served	2004-05 Proposed Accomplishment	Target Date of Completion
Five Year Objective: Renter Housing (SH-1)					
Rental Housing Program	CDBG & HOME	Housing Units	20	Rehabilitate 20 housing units rented by low income households	On Going
Multi-Family Housing Loan Pool	CDBG & HOME	Housing Units	10	Rehabilitate or construct 10 affordable multi-family rental housing units	On Going
CHDO Set-Aside Loan Pool	HOME	Housing Units	10	Rehabilitate or construct 10 affordable rental housing units by a qualified CHDO	On Going
San Joaquin Fair Housing	CDBG	People	17,550	Provide fair housing services including landlord-tenant mediation, relocation services, and housing assistance	June-05
Five Year Objective: Owner Housing (SH-2)					
Neighborhood Improvement Funds	CDBG	Housing Units	10	Assist 10 homeowners in target areas to make minor interior and exterior repairs	On Going
Housing Rehabilitation Program	HOME	Housing Units	10	Rehabilitate 10 owner occupied housing units	On Going
Housing Assistance Program	HOME	Housing Units	5	Assist 5 homebuyers with downpayment, closing costs and rehabilitation	On Going
American Dream Downpayment Program	HOME	Housing Units	5	Assist 5 first-time homebuyers with downpayment and closing costs and rehabilitation	On Going
Housing Reconstruction Program	HOME	Housing Units	2	Construct 2 owner occupied housing units	On Going
CHDO Set-Aside Loan Pool	HOME	Housing Units	5	Rehabilitate or construct 5 affordable housing units by a qualified CHDO	On Going
Code Enforcement	CDBG	Households	4,500	4500 residential units will be checked for code violations in efforts to preserve Stockton's housing stock	On Going
Five Year Objective: Housing for Special Populations (SH-3)					
Emergency Repair Program	CDBG	Housing Units	6	Rehabilitate or construct 6 affordable housing units for special populations	On Going
Five Year Objective: Public Facilities (CD-1)					
Boys & Girls Club of Stockton	CDBG	Public Facility	1	Renovation of two rooms at the Boys & Girls Club	June-05
Child Abuse Prevention Council	CDBG	Public Facility	1	Complete the first floor renovation of the First Step Children's Center	June-05
Delta Health Care	CDBG	Public Facility	1	Construction of a school-based health center at Franklin High School	June-05
Greater Stockton Emergency Food Bank	CDBG	Public Facility	1	Conduct a planning study for the expansion of the Food Bank's Facility	June-05
Van Buskirk Community Center	CDBG	Public Facility	1	Expand the Van Buskirk Community Center including construction of a gymnasium and weight room.	June-06

TABLE C-2 (continued)

Proposed Activity	Source	Performance Measure	Expected Number Served	2004-05 Proposed Accomplishment	Target Date of Completion
Five Year Objective: Infrastructure Improvements (CD-2)					
Taft Area - O'Dell Avenue	CDBG	Public Facility	1	Installation of curb, gutter, sidewalk and storm drain along O'Dell Avenue from Walker Slough to Clayton Avenue	June-05
Gleason Park Neighborhood	CDBG	Public Facility	1	Street, curb, gutter and sidewalk infrastructure improvements to occur in the Gleason Park Neighborhood	June-06
Alley Abandonment	CDBG	Public Facility	2	Installation of frontage improvements and gating in neighborhoods requesting alley closures	June-05
Five Year Objective: Public Services					
Ebenezer Economic Development Corp.	CDBG	People	7,200	Youth/Senior Center will provide group activities and after school programs for 7,200 people	June-05
Second Harvest Food Bank	CDBG	People	2,055	Food will be distributed to 2,055 low-income Stockton individuals and families	June-05
Cold Weather Emergency Shelter	CDBG	Households	95	Shelter will be provided to 95 homeless families during the winter months	March-05
Five Year Objective: Economic Development (CD-3)					
Greater Stockton Chamber Business Incubator	CDBG	Jobs	50	Provide affordable office space and supportive services to emerging businesses resulting in the creation and retention of 50 jobs	June-05
Facade Loan/Emergency Grant/Rehabilitation Loan Program	CDBG	Businesses	10	Provide 10 facade forgivable loans and other incentives to commercial businesses in designated areas	On Going

**TABLE C-3
EMERGENCY SHELTER GRANT
PROPOSED PROJECT ACCOMPLISHMENTS**

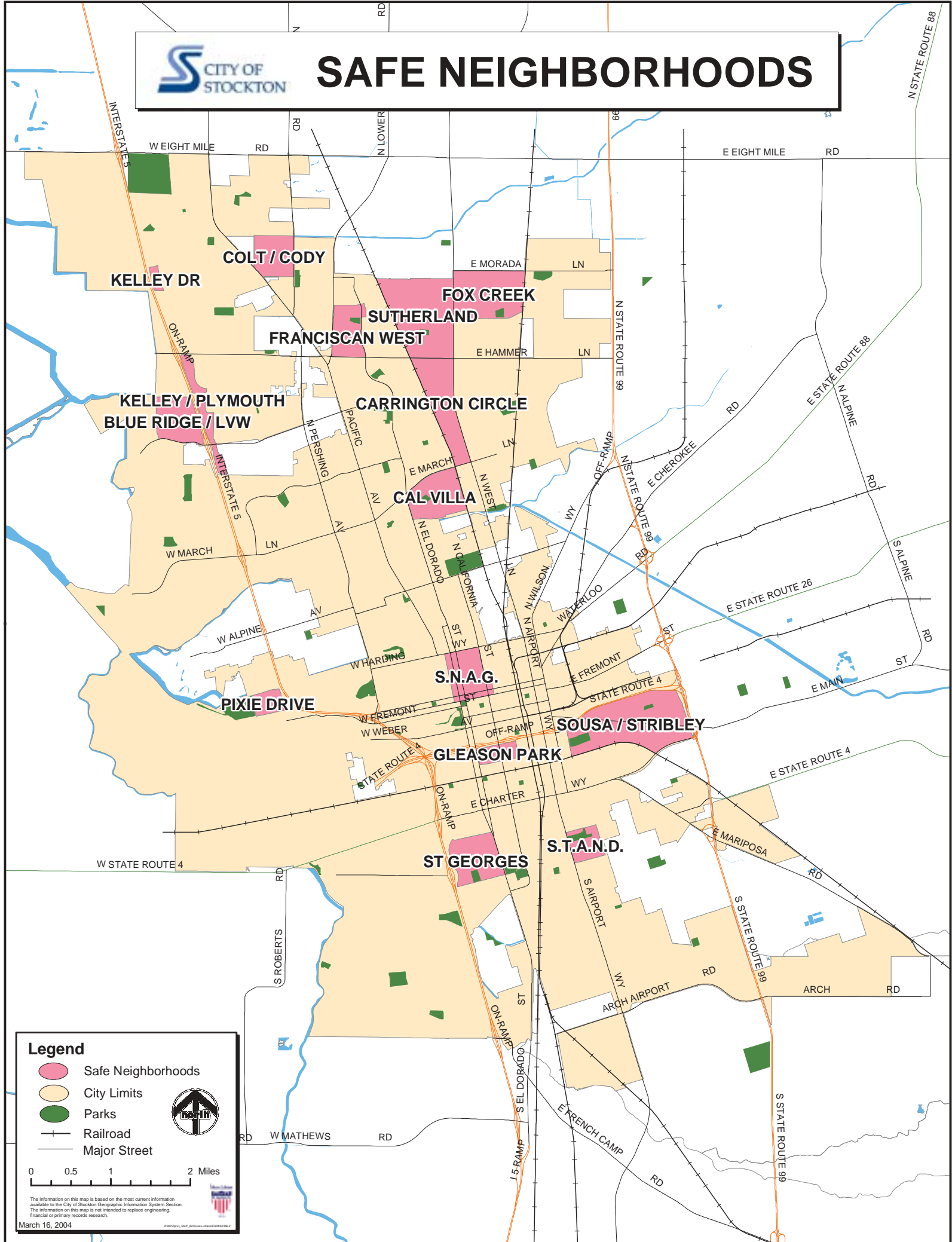
Proposed Activity	No. Served	2003-2004 Annual Goals	Consolidated Plan Priority Activity	Priority Needs	Proposed Accomplishments	Target Date of Completion
Center for Positive Prevention Alternatives	400 youth	<ul style="list-style-type: none"> Provide 5,250 unduplicated homeless persons with housing and services Provide 12 households with one-time rental assistance 	Continuation of Ongoing Shelter Program	High	Provide case management, counseling, life skills training, and shelter to 400 runaway, homeless, and throwaway youth and their families.	On Going
Gospel Center Rescue Mission	575 clients		Continuation of Ongoing Shelter Program	High	Provide shelter, food, clothing, counseling, addition treatment and Supportive Housing for 575 unduplicated clients.	On Going
Haven of Peace Emergency Shelter	400 clients		Continuation of Ongoing Shelter Program	High	Provide emergency shelter, food, clothing, and support services for 400 unduplicated women and children.	On Going
Stockton Shelter for the Homeless	3,250 clients and 12 families with one-time rent assistance		Continuation of Ongoing Shelter Program	High	Provide emergency shelter to 3,250 persons and one-time rent assistance to 12 families to prevent homelessness.	On Going
Women's Center of San Joaquin County	625 clients		Continuation of Ongoing Shelter Program	High	The Women's Center DAWN House will provide confidential shelter to 625 battered women and children.	On Going
St. Mary's Interfaith Dining Room	281,000 meals and 83,000 units of service to 18,000 clients	Provide 281,000 meals to homeless	Continuation of Ongoing Shelter Program	High	Provide meals, medical care, dental care, clothing, and transitional schooling for homeless and working poor.	On Going

APPENDIX D

MAPS

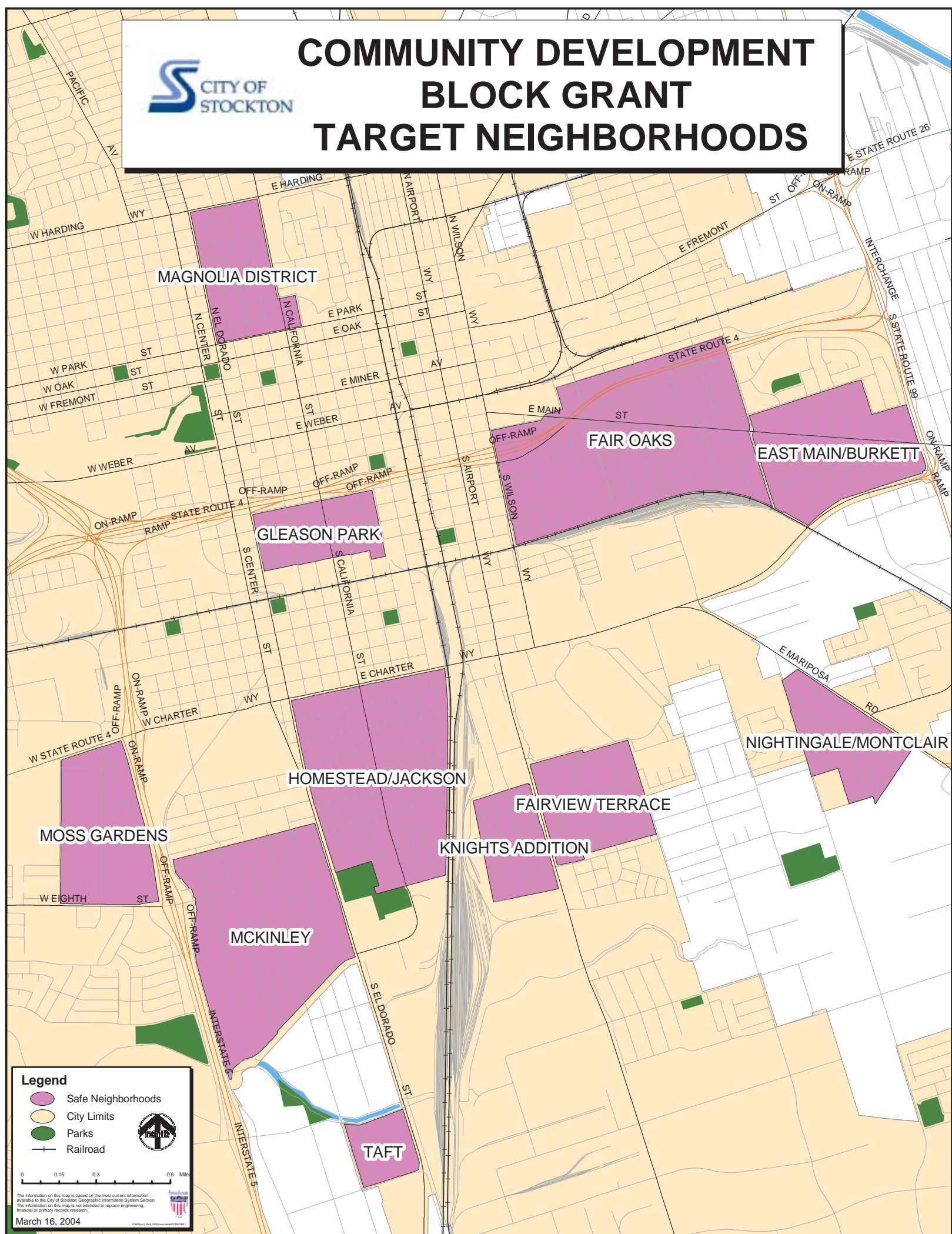


SAFE NEIGHBORHOODS

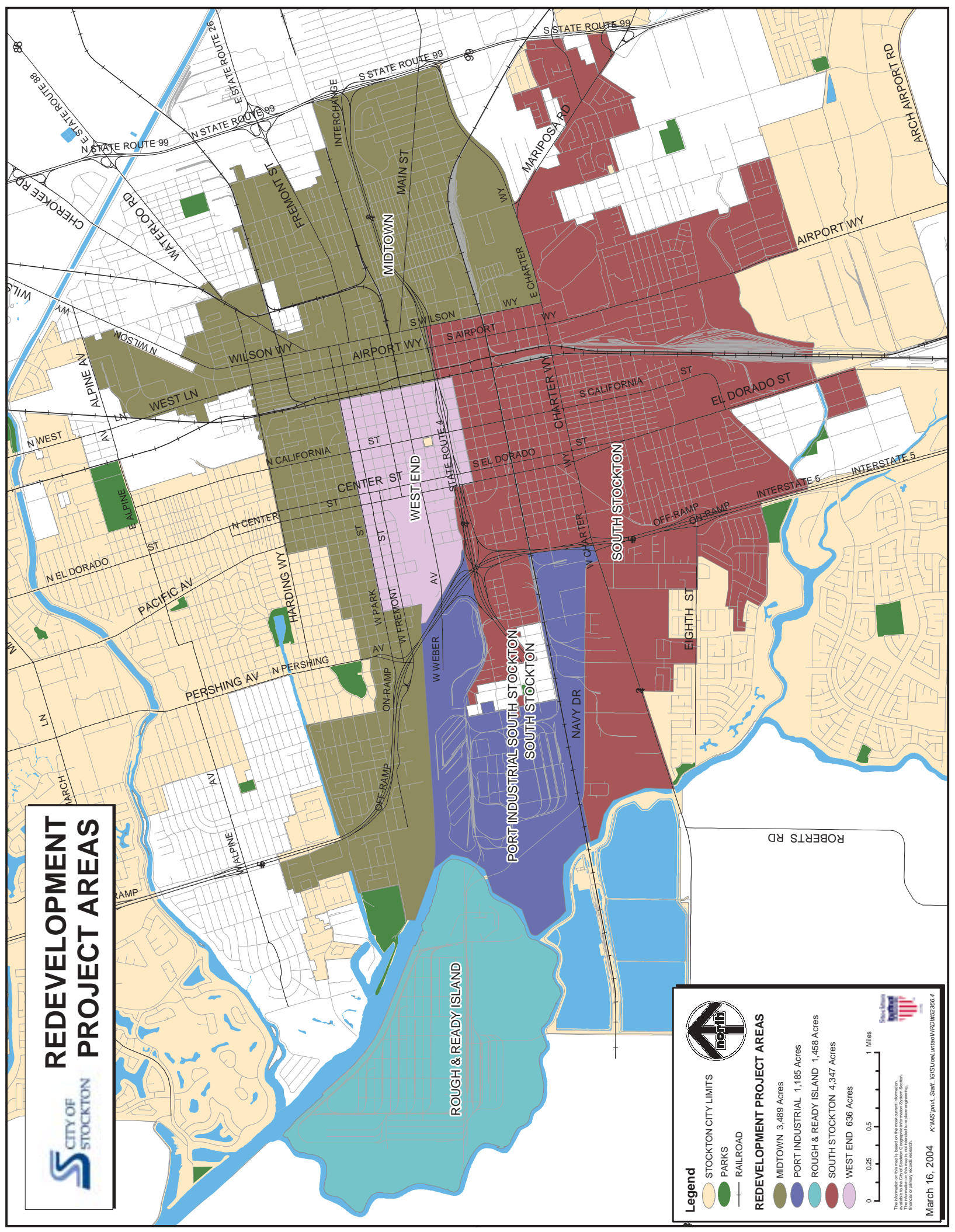




COMMUNITY DEVELOPMENT BLOCK GRANT TARGET NEIGHBORHOODS



REDEVELOPMENT PROJECT AREAS



Legend
 STOCKTON CITY LIMITS
 PARKS
 RAILROAD

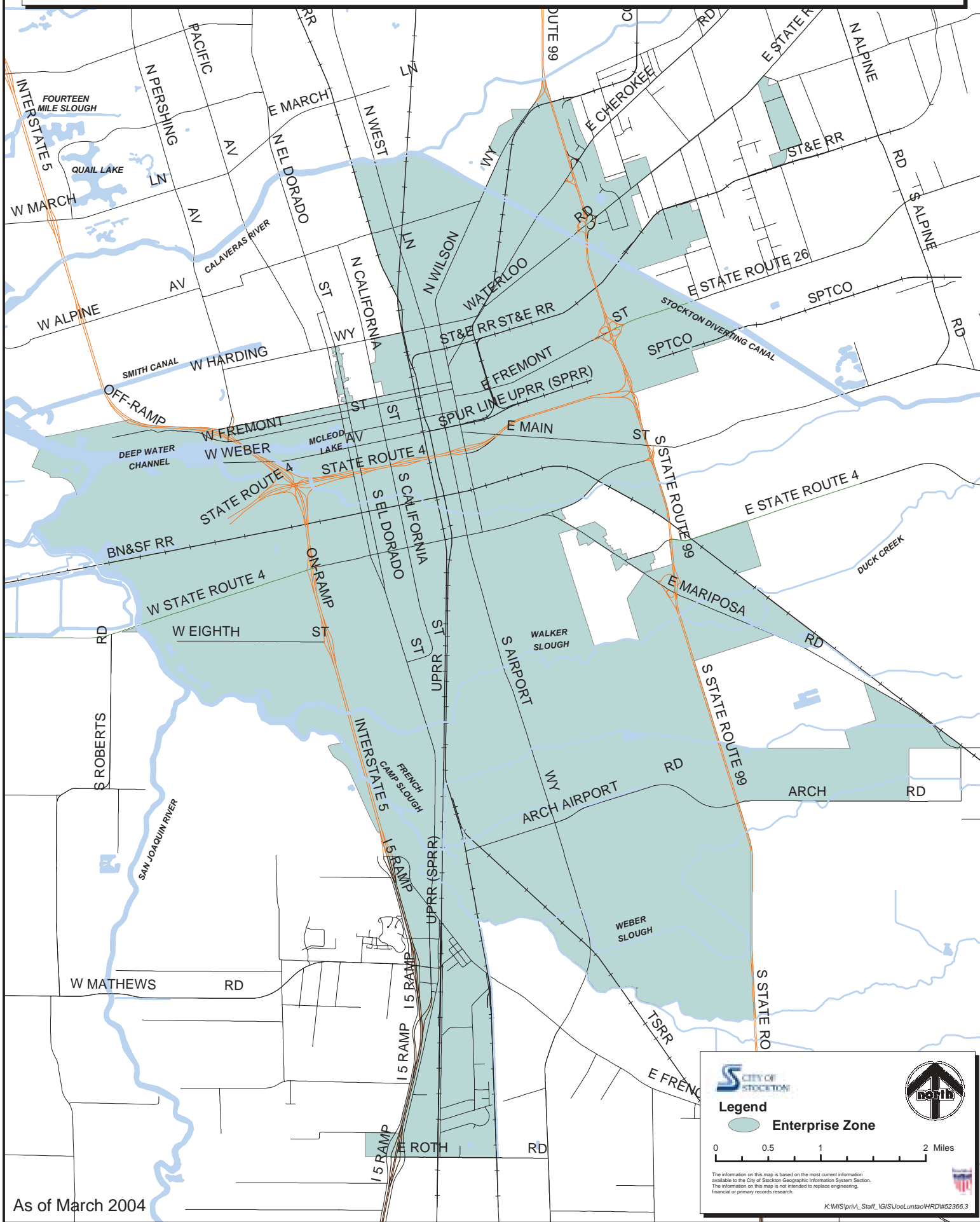
REDEVELOPMENT PROJECT AREAS

- MIDTOWN 3,489 Acres
- PORT INDUSTRIAL 1,185 Acres
- ROUGH & READY ISLAND 1,458 Acres
- SOUTH STOCKTON 4,347 Acres
- WEST END 636 Acres

0 0.25 0.5 1 Miles

The information on this map is based on the most current information available to the City of Stockton. The City of Stockton is not responsible for any errors or omissions. The information is provided for informational purposes only. Financial or primary records research.

STOCKTON/SAN JOAQUIN ENTERPRISE ZONE



As of March 2004

Women's Center
of San Joaquin County
620 N San Joaquin St

Greater Stockton
Chamber Business Incubator
445 N San Joaquin St

San Joaquin
Fair Housing
421 S El Dorado St

Saint Mary's
Interfaith Dining Room
545 W Sonora St

Stockton Shelter
for the Homeless
411 S Harrison St

Second Harvest Food Bank
704 E Industrial Park Dr
Manteca

Greater Stockton
Emergency Food Bank
7 W Scotts Ave

CIP - Taft/O'Dell St

Center for Positive
Prevention Alternatives
729 N California St

Child Abuse
Prevention Council
540 California St

Delta Health Care
300 N Gertrude St

Boys & Girls
Club of Stockton
303 Olympic Cir

Ebenezer Economic
Development Corporation
701 E Weber Ave

CIP - Gleason/Sonora St

Gospel Center
Rescue Mission
403 S San Joaquin St

Haven of Peace
7070 Harlan Rd
French Camp

Legend

- Low-Income Population
- Minority Population
- Low-Income and Minority Population
- 2004-05 CDBG projects
- Census Tract Containing Sub-Recipient
- Emergency Shelter Grant Sub-Recipients
- Manteca
- Stockton Boundary
- Census Tract Boundary
- Major Arterial
- State Route
- Freeway
- Railroad

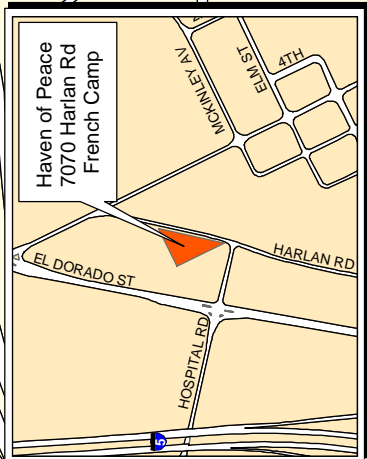
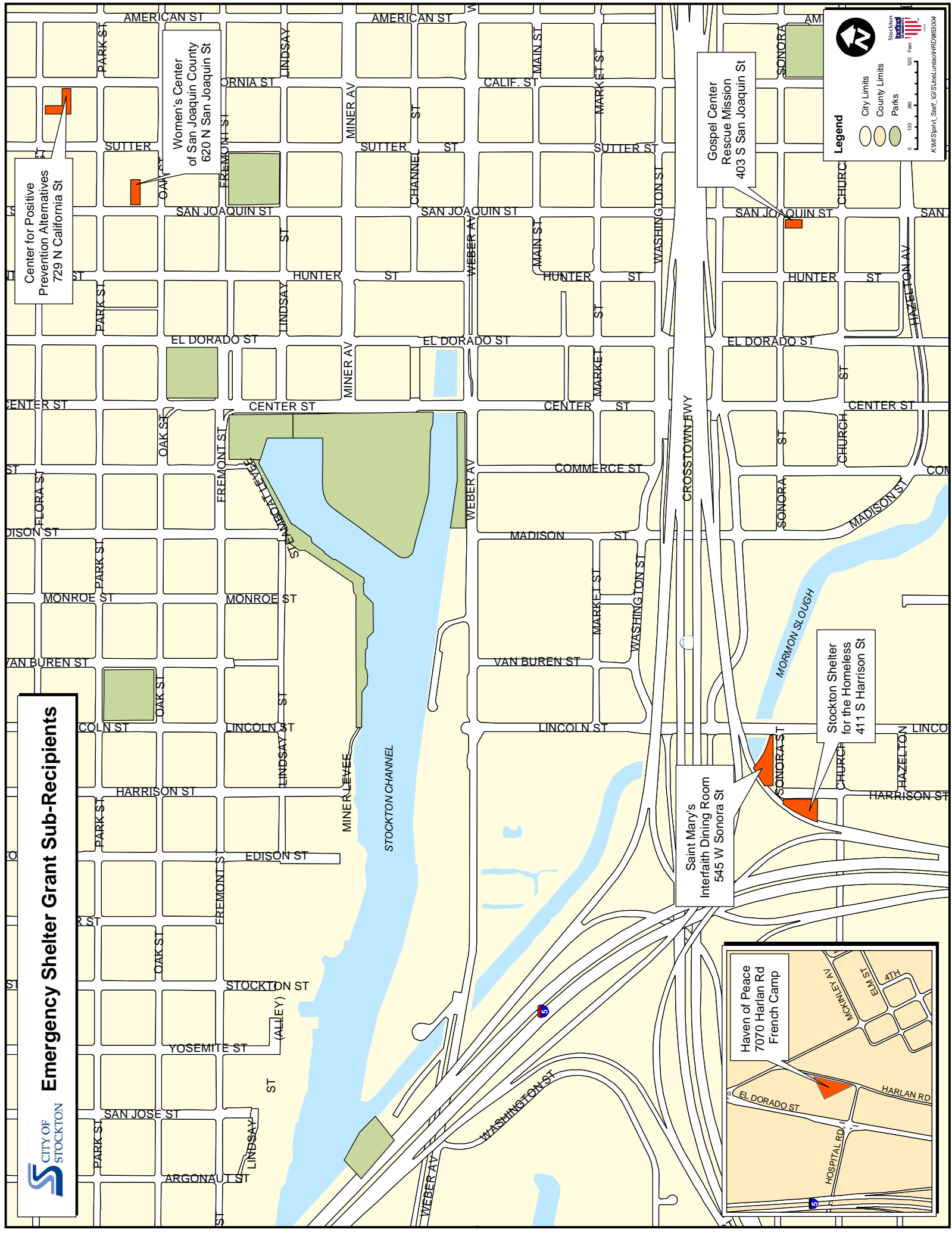
0 0.5 1 2 Miles

Source: 2000 U.S. Census

K:\MIS\priv\Staff\IGIS\JueLuntao\HRD\#53005



Emergency Shelter Grant Sub-Recipients



Center for Positive
Prevention Alternatives
729 N California St

Women's Center
of San Joaquin County
620 N San Joaquin St

Gospel Center
Rescue Mission
403 S San Joaquin St

Saint Mary's
Interfaith Dining Room
545 W Sonora St

Stockton Shelter
for the Homeless
411 S Harrison St

Legend

- City Limits
- County Limits
- Parks

Scale: 0, 100, 200, 500 Feet

North Arrow

Stockton
K:\MapServer\1_Self_GIS\Stockton\MapServer\HFD\HFD004